



FOR SALE

DETACHED

MLS# W13703090

46 Golfdown Drive, Toronto, ON M9W 2H7

Elms-Old Rexdale, Toronto · M9W 2H7

C\$ 1,949,000

6	5	2,750	5	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Custom-Built Luxury | 2,700 Sq. Ft. | 50 x131 Ft. Lot A rare opportunity to own a truly custom-built residence, completed in 2025 and thoughtfullydesigned from the ground up with exceptional attention to detail, quality craftsmanship, andtimeless modern elegance.Offers aspacious, sophisticated layout with 9-ft ceilings on both the main and second floors and over8-ft ceilings in the basement.The interior features premium hardwood flooring, quartz kitchen countertops, custom vanities,soundproof insulation, and refined contemporary finishes throughout. Five beautifullyappointed washrooms include heated floors, while two modern electric fireplaces create warmthand ambiance.The spacious primary suite offers a walk-in closet and private ensuite, providing acomfortable and luxurious retreat. Two skylights bring an abundance of natural light,complemented by zebra blinds throughout.Perfectly suited for modern family living, the home offers the exceptional convenience of twokitchens and two laundry areas, located on the second floor and in the basement, along with aone-car garage.Expansive Pool-Size BackyardThe outdoor space is truly special, pool-size backyard with ample room for a future swimmingpool, outdoor kitchen, entertaining area, or simply enjoying the privacy of your ownbeautifully landscaped retreat.Surrounded by mature trees and featuring a gazebo and firepit, the backyard offers a rarecombination of space, privacy, and versatility , an ideal setting for summer entertaining orrelaxing with family and friends.Custom-built home offering modern luxury, exceptional craftsmanship, and anextraordinary pool-size backyard ,a rare opportunity to enjoy both elegant indoor living and exceptional outdoor space.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ School
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ New Build

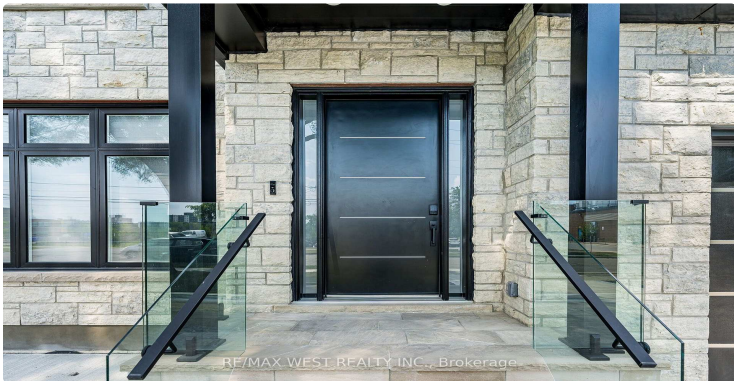
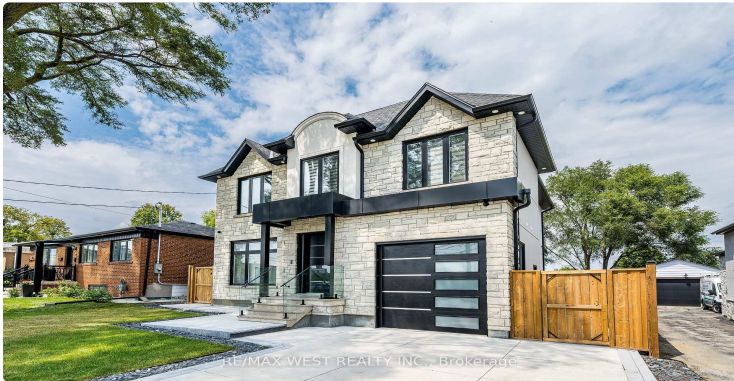
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AGE	0-5 years
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$7,800
POSTAL CODE	M9W 2H7
NEIGHBOURHOOD	Elms-Old Rexdale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Picture Window, South View, Laminate
Dining Room	Main	—	Separate Room, Laminate
Kitchen	Main	—	Walk-Out, East View
Bedroom	Main	—	Double Closet, Laminate
Bedroom 2	Main	—	B/I Closet, Laminate
Common Room	Basement	—	Partly Finished
Other	Basement	—	Partly Finished
Other	Basement	—	Partly Finished

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.