



FOR SALE

DETACHED

MLS# W13728250

23 Riverside Crescent, Toronto, ON M6S 1B5

High Park-Swansea, Toronto · M6S 1B5

C\$ 12,450,000

5	7	—	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 23 Riverside Crescent, An Extraordinary Private Estate on The Humber River. This Magnificent Stone, and Tudor Residence Overlooks The Humber River And Is Located On One Of Toronto's Most Private And Coveted Streets. Set On A Rare South- And West-Facing Pie-Shaped Lot (Approx. 100 x 230 Ft) The Property Offers Exceptional Table Land And Approximately 150 Feet Of Direct River Access. Built Between 2016-2018 With Top-Tier Materials, The Residence Offers ~10,000 Sq Ft Of Luxurious Living Space Surrounded By Nature. Expansive West-Facing Windows and Cathedral Ceilings Fill The Main Floor With Natural Light And Capture Breathtaking Views. The Upper Level Features Five Spacious Bedrooms, Each With Its Own Ensuite, Including A Serene Primary Retreat With a Walk-In Closet, Fireplace And Spa-Like Bath. The Walk-Out Lower Level Is Designed For Recreation, With a Large Entertainment Area, Gym, Sauna, Indoor Hockey Rink, And Access To Terraces, Pool, And Pool House With Bath And Mini Kitchen Area. Spectacular Landscaped Grounds Include A Pool, Multiple Terraces, Fire Pit, And Pool House With Bath And Mini Kitchen. Enjoy Sunsets, River Access, Nearby Trails, And Walkability To Bloor West Village And Subway. Minutes To Downtown And The Airport. An Exceptional Property Offering Rare Privacy, Extraordinary Natural Beauty, And Unparalleled Convenience Just Minutes From The City. Perfect For Family Living And Spectacular Entertaining. Truly A Once-In-A-Lifetime Opportunity.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Waterfront
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	5000 + sqft
PARKING	8 spaces
ANNUAL TAX	\$38,413
POSTAL CODE	M6S 1B5
NEIGHBOURHOOD	High Park-Swansea

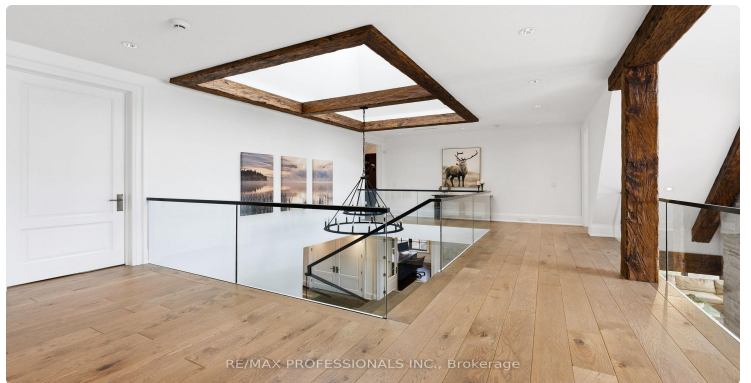
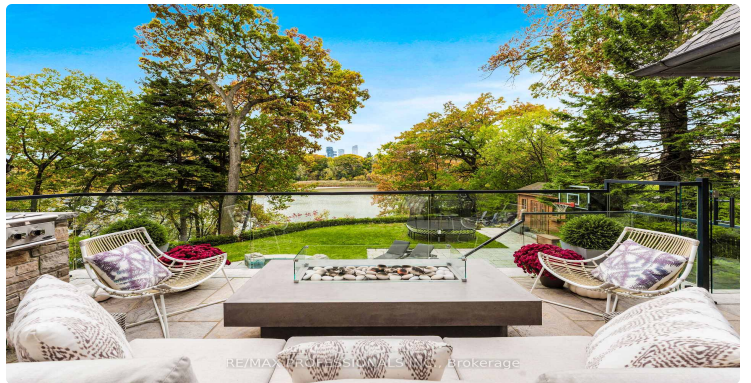
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Stone Floor, B/I Closet, B/I Shelves

ROOM	LEVEL	DIMENSIONS	FEATURES
Mud Room	Main	—	Combined w/Laundry, Laundry Sink, Marble Floor
Living Room	Main	—	Floor/Ceil Fireplace, Window Floor to Ceiling, Marble Floor
Breakfast	Main	—	Walk-Out, Combined w/Kitchen, Marble Floor
Kitchen	Main	—	B/I Appliances, Eat-in Kitchen, Marble Floor
Family Room	Main	—	Cathedral Ceiling(s), Walk-Out, 2 Way Fireplace
Office	Main	—	Marble Floor, B/I Bookcase, Overlooks Frontyard
Primary Bedroom	Second	—	6 Pc Ensuite, Walk-In Closet(s), Gas Fireplace
Bedroom 2	Second	—	Vaulted Ceiling(s), Hardwood Floor, Semi Ensuite
Bedroom 3	Second	—	Vaulted Ceiling(s), Hardwood Floor, Semi Ensuite
Bedroom 4	Second	—	3 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Bedroom 5	Second	—	3 Pc Ensuite, Juliette Balcony, Walk-In Closet(s)
Laundry	Second	—	Stone Counters, B/I Closet, Porcelain Floor
Exercise Room	Lower	—	Sauna, Mirrored Walls, W/O To Pool
Laundry	Lower	—	Laundry Sink, B/I Shelves, Quartz Counter
Recreation	Lower	—	Fireplace, Wet Bar, Combined w/Game
Other	Lower	—	Separate Room
Game Room	Lower	—	Combined w/Rec, Hardwood Floor, W/O To Patio
Other	Lower	—	B/I Bar, Bar Sink, Laminate
Dining Room	Main	—	Marble Floor, Combined w/Living, Window Floor to Ceiling

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.