



FOR SALE

DETACHED

MLS# W13731388

9 Roxaline Street, Toronto, ON M9P 2Y6

Humber Heights, Toronto · M9P 2Y6

C\$ 2,999,000

6	6	4,250	6	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover the pinnacle of luxury in this 2 year new custom built masterpiece, ideally located in the prestigious Humber Heights neighbourhood of Etobicoke. Set on an exceptional 50 x 264 ft premium lot, this residence offers outstanding privacy and natural surroundings, paired with over 6,000 sq ft of impeccably designed living space. Step inside to refined, light-filled interiors showcasing exquisite hardwood floors, soaring ceilings, crown mouldings and pot lights throughout, and elegant designer finishes at every turn. The formal living and dining rooms are ideal for entertaining, while the oversized family room with fireplace overlooks the serene backyard. A main-floor library provides a perfect home office or private retreat. The heart of the home is the stunning chef's designer eat-in kitchen, featuring JennAir built-in appliances, an expansive centre island, servery, premium cabinetry, and walkout to the deck, making it perfect for indoor/outdoor living. The upper level offers 4 spacious bedrooms, each with a private ensuite, complemented by skylight, enhanced natural light and a convenient 2nd floor laundry. All closets feature custom organizers, including the impressive primary bedroom walk-in closet. The fully finished walk-up basement is a true extension of the home, complete with heated floors, large recreation and living areas, a 2nd full kitchen, 2nd laundry, 2 additional bedrooms, and a full bathroom = ideal for extended family or guests. Outside, enjoy a fully fenced and landscaped backyard oasis, while the fully interlocked driveway with no sidewalk accommodates 4 cars, plus a 2-car garage. The striking stone and brick facade completes this exceptional offering. A rare opportunity to own a nearly new luxury home combining space, craftsmanship, and comfort in one of Etobicoke's most sought-after communities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Wooded/Treed
- ✓ New Build

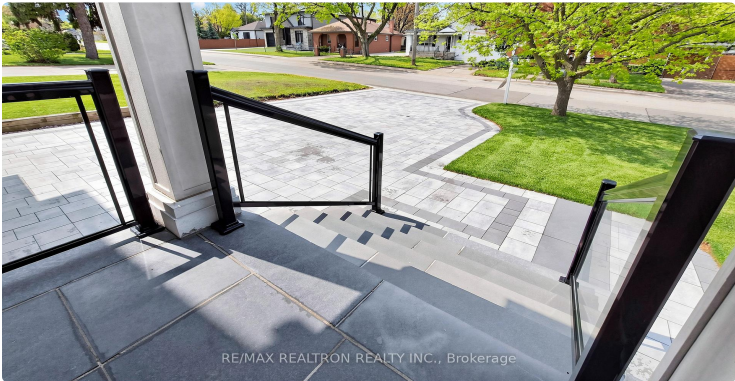
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	East
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$13,845
POSTAL CODE	M9P 2Y6
NEIGHBOURHOOD	Humber Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.79 x 3.81	Hardwood Floor, Crown Moulding, Pot Lights
Dining Room	Main	4.00 x 3.57	Hardwood Floor, Pot Lights, Crown Moulding
Kitchen	Main	3.45 x 3.08	Hardwood Floor, B/I Appliances, Modern Kitchen
Breakfast	Main	3.38 x 3.72	Hardwood Floor, W/O To Deck, Combined w/Kitchen
Family Room	Main	3.75 x 3.48	Hardwood Floor, Fireplace, Crown Moulding
Office	Main	5.61 x 3.08	Hardwood Floor, Crown Moulding, Pot Lights
Primary Bedroom	Second	6.90 x 3.75	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	2.46 x 2.50	Hardwood Floor, 4 Pc Ensuite, Closet Organizers
Bedroom 3	Second	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 4	Second	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Kitchen	Basement	—	Tile Floor, Heated Floor, Centre Island
Living Room	Basement	—	Tile Floor, Heated Floor, Pot Lights
Recreation	Basement	—	Walk-Up, Tile Floor, Heated Floor
Bedroom	Basement	—	Heated Floor, Pot Lights, Crown Moulding
Bedroom	Basement	—	Heated Floor, Pot Lights, Crown Moulding

GALLERY





LISTING AGENT

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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.