



FOR SALE

DETACHED

MLS# W13753906

25 North Drive, Toronto, ON M9A 4R1

Edenbridge-Humber Valley, Toronto · M9A 4R1

C\$ 10,000,000

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

ABOUT THIS PROPERTY

Leave the city in the city. This serene estate invites you to do just that. Nestled behind the gates on one of Toronto's most exclusive streets, 25 North Drive is a rare architectural offering: a quiet, confident statement where design, art, and nature coexist in harmony. Thoughtfully reimagined through an internationally acclaimed renovation by Reflect Architecture and featured in leading architectural and design publications. Executed with masterful precision, the transformation celebrates both innovation and restraint, elevating everyday living to an art form. At the heart of the home lies a truly exceptional Obumex kitchen, handcrafted in Belgium. This kitchen thoughtfully integrates artful sensibilities, natural inspirations and family-oriented functionality. With minimalist lines and bespoke finishes, this space is more than a kitchen, it is a sculpture in daily use. Expansive windows frame ravine views and infuse the interiors with natural light. The main floor is tailored for elegant living, featuring sun-filled rooms, with an inviting family room, and that stunning kitchen which opens seamlessly to the lush backyard. The upper levels include an expansive primary wing with dual dressing rooms, a spa-inspired ensuite, and treetop views. Four additional bedrooms offer ensuite baths, providing privacy and independence for family or guests. The lower level features a gym, recreation room, kitchenette, and full bath, making it ideal for wellness and entertaining. Manicured gardens, mature trees, a ravine backdrop, a sparkling pool, and a private tennis court elevate the everyday. With architectural pedigree, natural beauty, and a legacy of care, 25 North Drive is more than a home. It is a lifestyle defined by privacy, presence, and permanence. Some homes are built for living, this one was crafted for a life well lived.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fenced Yard
- ✓ Ravine
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	5000 + sqft
PARKING	8 spaces
ANNUAL TAX	\$28,497
POSTAL CODE	M9A 4R1
NEIGHBOURHOOD	Edenbridge-Humber Valley

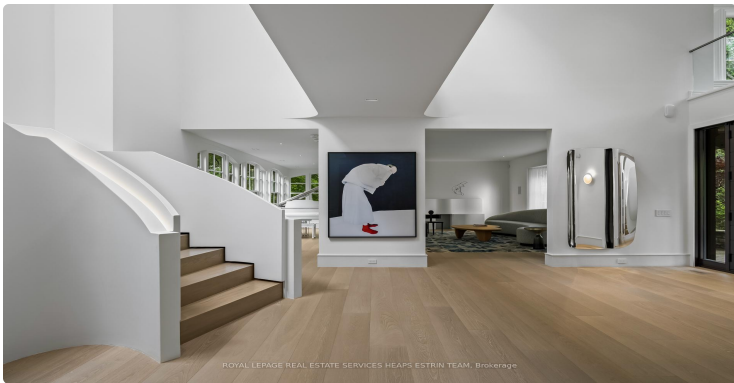
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
25 North Drive, Toronto, ON M9A 4R1 ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM			

Foyer	Main	—	Double Closet, Hardwood Floor, Window
Living Room	Main	—	Bay Window, Hardwood Floor, Combined w/Sitting
Sitting	Main	—	Combined w/Living, Overlooks Ravine, Window
Dining Room	Main	—	Overlooks Garden, Glass Doors, B/I Closet
Kitchen	Main	—	B/I Appliances, Skylight, Pantry
Breakfast	Main	—	Combined w/Kitchen, Overlooks Backyard, Window Floor to Ceiling
Family Room	Main	—	W/O To Yard, Skylight, French Doors
Mud Room	Main	—	Heated Floor, Laundry Sink, B/I Closet
Powder Room	Main	—	2 Pc Bath, Stone Floor
Primary Bedroom	Third	—	5 Pc Ensuite, Combined w/Sitting, Overlooks Garden
Other	Third	—	Combined w/Primary, B/I Closet, Custom Counter
Other	Third	—	B/I Closet, Window
Bedroom 2	Third	—	4 Pc Ensuite, Walk-In Closet(s), Overlooks Frontyard
Bedroom 3	Third	—	2 Pc Ensuite, Large Closet, Hardwood Floor
Bedroom 4	Second	—	3 Pc Ensuite, Closet, Overlooks Ravine
Bedroom 5	Second	—	3 Pc Ensuite, Closet, Overlooks Pool
Exercise Room	Lower	—	3 Pc Bath, B/I Bar, Built-in Speakers
Recreation	Basement	—	B/I Closet, Recessed Lighting, Built-in Speakers

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

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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.