



ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

FOR SALE

DETACHED

MLS# W13823470

35 Bywood Drive, Toronto, ON M9A 1M1

Princess-Rosehorn, Toronto · M9A 1M1

C\$ 3,075,000

7	4	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Take advantage of this rarely available renovated family home in Rosethorn Park. Situated on a quiet tree-lined street just steps to top-rated schools, Thorncrest Plaza, transit, and neighbourhood parks, this amazing home is ideal for any family seeking size, well-appointed finishes, and an exceptional property with the potential for generational living. Meticulously maintained and extensively improved, this two-storey home offers over 5400 sq ft of total living space that features 5 excellent-sized bedrooms, 4 bathrooms, a thoughtfully refreshed custom eat-in kitchen with new flooring, new stone counters and stainless steel appliances. Bright and well-appointed principal rooms, including a large living room, an oversized formal dining area connected to the kitchen, a main floor family room overlooking the rear yard oasis, and featuring a custom-built-inwood wall cabinet. A main-floor private office is ideal for those who work from home or convert it into a 6th bedroom. The extensively renovated lower level features a spacious recreation/family room with a wet bar, custom stone island, a dedicated exercise room (potential 7th bedroom, a 2-pc washroom and an oversized laundry room. The separate entrance offers the potential to create a separate income-generating unit or private entrance for generational living. Relax and enjoy the benefits of the rear yard oasis, complete with a large in-ground concrete heated pool with updated equipment, hot tub, stone patio, gazebo, and a large landscaped yard with children's play structure.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

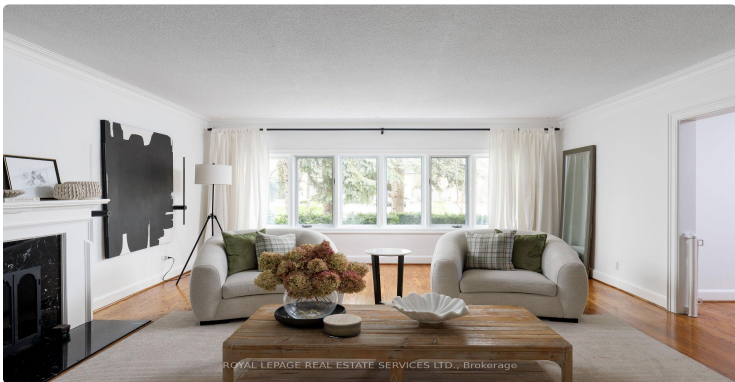
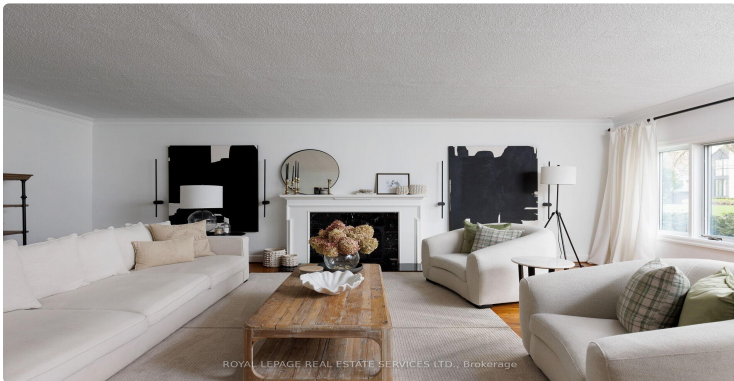
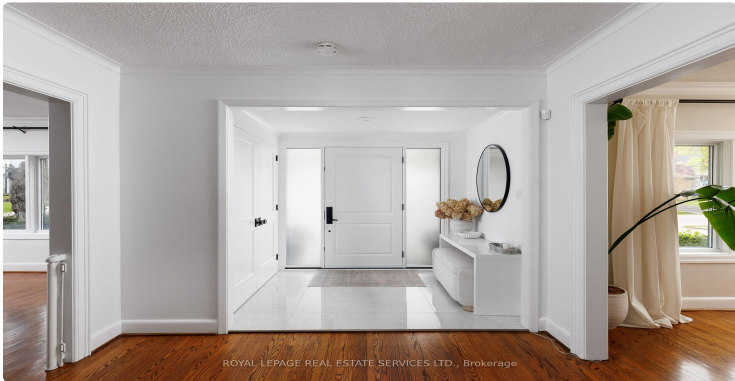
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$11,922
POSTAL CODE	M9A 1M1
NEIGHBOURHOOD	Princess-Rosethorn

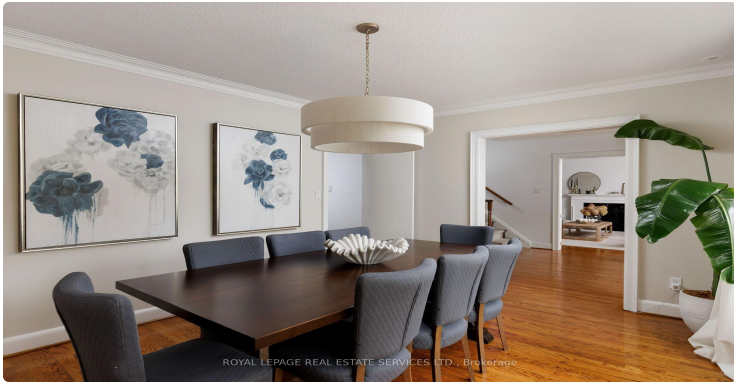
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Gas Fireplace

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Large Window, Pass Through
Kitchen	Main	—	Tile Floor, Eat-in Kitchen
Family Room	Main	—	Hardwood Floor, Bay Window, W/O To Patio
Office	Main	—	Hardwood Floor, Closet
Primary Bedroom	Second	—	Hardwood Floor, 3 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom 3	Second	—	Hardwood Floor, Closet
Bedroom 4	Second	—	Hardwood Floor, Closet
Family Room	Lower	—	Hardwood Floor, Fireplace
Exercise Room	Lower	—	Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.