



RIGHT AT HOME REALTY, Brokerage

FOR SALE

VACANT LAND

MLS# W13867560

# 379 Ellis Park Road, Toronto, ON M6S 2V7

High Park-Swansea, Toronto · M6S 2V7

C\$ 1,549,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | —     | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Exceptional opportunity for a rare, permit-ready vacant lot in one of Toronto's most sought-after west-end neighbourhoods. Ideally situated steps to High Park and the vibrant shops, cafés, restaurants, high-ranked schools, and transit of Bloor West Village, 379 Ellis Park Road offers a remarkable opportunity to build an outstanding modern family residence in a community many are proud to call home for generations. The old house has been demolished, making this a truly shovel-ready site. Included are City-approved permits and a complete architectural plan package for a striking 4 level contemporary home on a 48-foot lot with 3,568 sq. ft. of living space. It is expertly designed with expansive windows, garage parking, an elevator, a covered loggia, and a spectacular rooftop garden/terrace with views toward High Park. The proposal has successfully passed the Committee of Adjustment and TLAB process-an invaluable advantage that saves significant time, planning, and uncertainty. The well-planned rooftop outdoor space offers the potential for a private garden retreat, entertaining area, and a peaceful place to enjoy the surrounding treetop setting. Buyers may also have an opportunity to explore modifications to certain approved elements, subject to their own due diligence and all applicable approvals. Set in a highly desirable, family-friendly pocket known for its strong sense of community, access to green space, recreation, and convenient city living, this is more than a vacant lot-it is a rare chance to build a lasting home in one of Toronto's finest neighbourhoods. Renderings to illustrate the house after development. Ideal for discerning end users, builders, or investors seeking a ready-to-build project with tremendous lifestyle appeal.

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Vacant Land       |
| LISTING STATUS | For Sale          |
| PROPERTY TYPE  | Vacant Land       |
| FACING         | East              |
| ANNUAL TAX     | \$7,775           |
| POSTAL CODE    | M6S 2V7           |
| NEIGHBOURHOOD  | High Park-Swansea |



 **TORONTO Building**

Toronto and East York District  
100 Queen Street West  
Toronto, ON M5H 2N2  
Tel: 4163976330

## BUILDING PERMIT

This card must be kept posted in a conspicuous place on site of construction.

**23 122549 BLD 00 NH**

Site Address 379 ELLIS PARK RD

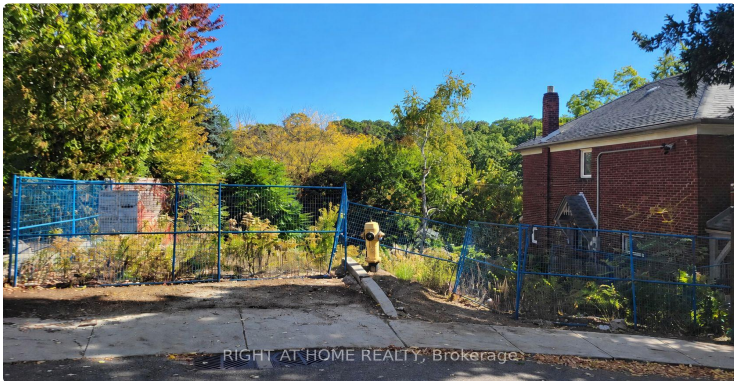
Project Description SFD - Detached;

New Building

Date Issued Wednesday June 07, 2023

**Kamal Gogna, P. Eng.**  
Chief Building Official and  
Executive Director

**Kamal Gogna, P. Eng.**  
Deputy Chief Building Official and  
Director



## LISTING AGENT

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**Pavel Shaganenko**

RIGHT AT HOME REALTY

**Email:** pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.