



FOR SALE

DETACHED

MLS# W14086466

16 Sunnybrook Road, Toronto, ON M6S 1G2

High Park-Swansea, Toronto · M6S 1G2

C\$ 1,875,000

2	2	900	2	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover an extraordinary expression of contemporary living in one of Toronto's most coveted west-end neighbourhoods. Welcome to 16 Sunnybrook Road, a charming Tudor-style, two-bedroom bungalow where timeless character, architectural artistry, and contemporary sophistication converge in prestigious High Park-Swansea. Thoughtfully reimagined with exceptional attention to detail, this distinctive residence reveals an inspiring interior featuring polished concrete floors with radiant heating, German-engineered windows and doors, and an entertainer's custom kitchen with an expansive centre island. Dramatic floor-to-ceiling sliding doors seamlessly connect indoor and outdoor living, inviting natural light and creating an idyllic setting for alfresco dining, intimate gatherings, and effortless entertaining. The island creates a natural gathering place for conversation and culinary experiences, while the seamless connection to outdoors extends the living space beyond its walls. A climate-controlled wine cellar offers a refined touch for collectors, while a separate heated and cooled studio provides a versatile sanctuary for creative pursuits, a private office, fitness, or relaxation. The studio's year-round comfort makes it ideal for focused work or quiet moments away from the main residence. Two private parking spaces complete this exceptional offering. Enjoy leisurely strolls through High Park, scenic cycling along Lake Ontario's waterfront, and the vibrant cafés, boutiques, and restaurants of Bloor West Village. Within walking distance, highly desirable and ranking schools, the Bloor subway line and UP Express at Bloor Station offer convenient connections to downtown Toronto Union Station and Toronto Pearson International Airport. A rare harmony of timeless Tudor charm, inspired modern design, and effortless urban living, 16 Sunnybrook Road is more than a home. It is an invitation to live exceptionally. **Expansive 40-ft rear lot width, enhancing your outdoor living.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ Park
- ✓ Rec./Commun.Centre
- ✓ Lake/Pond

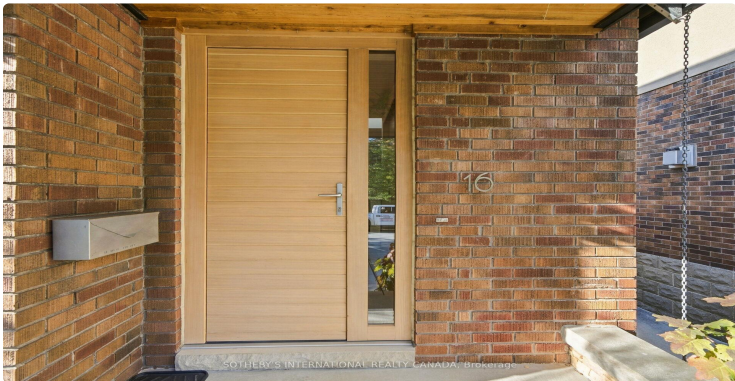
PROPERTY DETAILS

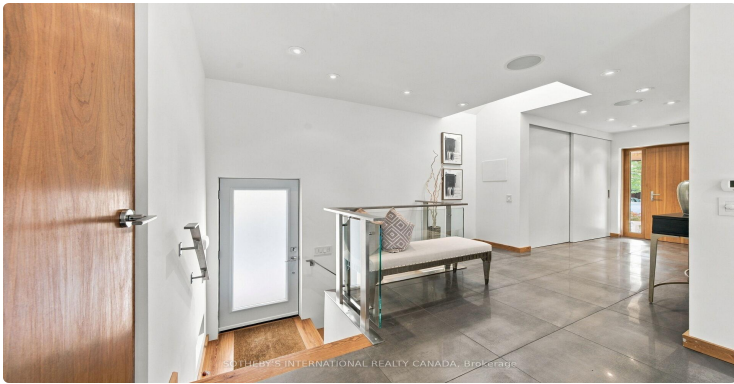
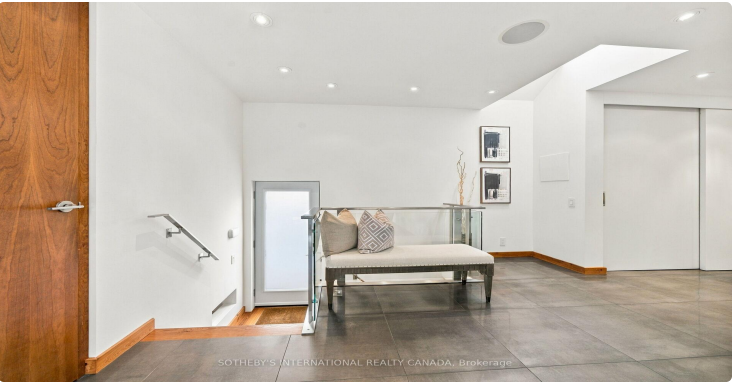
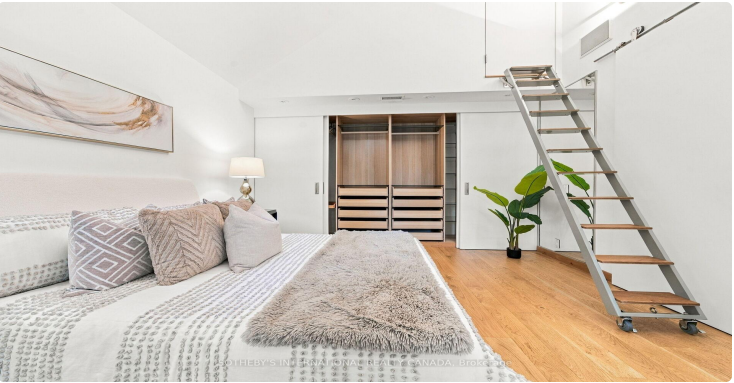
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	North
AGE	51-99 years
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,582
POSTAL CODE	M6S 1G2
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Vaulted Ceiling(s), Concrete Floor, Heated Floor
Dining Room	Main	—	Vaulted Ceiling(s), Heated Floor, Overlooks Backyard
Living Room	Main	—	Combined w/Kitchen, 3 Pc Bath, Heated Floor
Primary Bedroom	Main	—	Hardwood Floor, Heated Floor, Large Closet
Bathroom	Main	—	3 Pc Bath, Skylight, Heated Floor
Bedroom 2	Basement	—	3 Pc Ensuite, Cork Floor, Heated Floor
Recreation	Basement	—	Combined w/Family, Combined w/Office, Heated Floor
Other	Basement	—	Heated Floor
Laundry	Basement	—	Heated Floor
Exercise Room	Basement	—	Heated Floor
Bathroom	Basement	—	3 Pc Ensuite, Heated Floor
Foyer	Main	—	Closet Organizers, Concrete Floor, Heated Floor

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.