



BOSLEY REAL ESTATE LTD., Brokerage

FOR SALE

DETACHED

MLS# W14095052

16 Delroy Drive, Toronto, ON M8Y 1M7

Stonegate-Queensway, Toronto · M8Y 1M7

C\$ 999,000

3	2	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Opportunity! Country Living In The City On A Spectacular Ravine Lot! Nestled In The Highly Sought-After Stonegate-Queensway Enclave (Royal York/The Queensway), This Detached Bungalow Is A Dream Find For Entertainment Enthusiasts, Downsizers, Savvy Investors, & Custom Builders Alike. Experience Total Tranquility On An Incredible 33.6 X 216-Foot Deep Lot Featuring Premium Privacy, Lush, Mature Trees, & A Peaceful Backyard Oasis Backing Directly Onto The Ravine. Deceptively Spacious & Beautifully Sunny, This "Good Vibe" Home Features A Versatile And Spacious 2+1 Bedrooms & 2 Washrooms Layout. Escape To The Enormous Stunning Principal Bedroom (Formerly Two Bedrooms), W/ Breathtaking Views Of Your Mature Ravine Garden, 2 Large Entertainment Decks, & A Fully Fenced Yard Designed For Hosting Or Serene Relaxation. There Is An Additional Cabana, Previously A Potters Shed, Now A Bar And Entertainment Area. The Lower Level Offers Absolute Peace Of Mind & Excellent Functional Flexibility. Boasting A Convenient Separate Side Entrance, The Expansive Finished Basement Includes A Third Bedroom, A Generous Family Room & A Dedicated Bar Area-Ideal For Hosting Epic Movie Nights, Large Parties, A Children's Play Space, Or Acting As An Optimal Private Guest Suite. Parking Is Effortless W/1-Car Detached Garage Plus An Additional Parking Space Right In Front. Enjoy A Serene Country Vibe While Remaining Steps Away From Urban Amenities. This Home Sits Just Steps From Jeff Healey Park, Excellent Transit, The Gardiner Expressway, Costco, & Upscale Shopping At Sherway Gardens. Families Will Also Benefit From Being Incredibly Close 2 Wonderful Toronto Schools, Including The Prestigious Etobicoke School Of The Arts & Karen Kain School Of The Arts. Move Right In, Build Your Architectural Masterpiece, Or Collect Premium Rental Income-This Exceptional Property Truly Has It All! *Other Is Bar Area

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Public Transit
- ✓ Ravine

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Walk-Out, Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,847
POSTAL CODE	M8Y 1M7
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stainless Steel Appl, Vinyl Floor, Updated
Living Room	Main	—	Bay Window, Vinyl Floor
Bathroom	Main	—	4 Pc Bath
Dining Room	Main	—	Vinyl Floor
Primary Bedroom	Main	—	W/O To Garden, Vinyl Floor, Double Closet
Bedroom 2	Main	—	Murphy Bed, Vinyl Floor, Closet
Bedroom 3	Lower	—	Laminate, Closet
Bathroom	Lower	—	3 Pc Bath
Media Room	Lower	—	Finished, Laminate, Fireplace
Utility Room	Lower	—	Window
Other	Lower	—	Wet Bar, Laminate, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE LTD.

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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.