



44 Gwendolen Cres **List: \$2,695,000 For: Sale**
Toronto Ontario M2N 2L7
 Toronto C07 Lansing-Westgate Toronto
SPIS: No **Taxes: \$13,928/2025** **DOM: 1**

Detached **Front On: W** **Rms: 9 + 3**
Link: N **Acres:** **Bedrooms: 4 + 1**
 2-Storey **Washrooms: 5**
 1x2xMain, 1x5x2nd, 2x4x2nd,
 1x3xLower

Lot: 40 x 272.5 Feet Irreg: **Breathtaking West Ravine Views**
Dir/Cross St: Yonge & Sheppard
Directions: Yonge St and Sheppard Ave

MLS#: C13208400 **PIN#: 101850083**
Possession Date: 08/18/2026
Legal: Parcel 5641 Section West York Lot 134 Plan 66M442
Broker Open House: **Opn Hse Note:**
Public Open House:

| | | |
|---|---|---|
| Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: No Laundry Lev: Upper Phys Hdcap-Eqp: | Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Clear View, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School Interior Feat: Bar Fridge, Central Vacuum, In-Law Suite, Sauna, Sump Pump, Water Heater | Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Garden Shed Survey Type: Unknown |
|---|---|---|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|---------------------|-----------------|----------------------|
| 1 | Foyer | Main | 14.17 | x 8.76 | Marble Floor | Large Closet | 2 Pc Bath |
| 2 | Living | Main | 14.4 | x 11.88 | Hardwood Floor | Pot Lights | O/Looks Dining |
| 3 | Dining | Main | 13.42 | x 11.88 | Hardwood Floor | Crown Moulding | Wall Sconce Lighting |
| 4 | Kitchen | Main | 16.8 | x 16.31 | Family Size Kitchen | O/Looks Ravine | Walk-Out |
| 5 | Family | Main | 24.31 | x 12.93 | 2 Way Fireplace | Hardwood Floor | Open Concept |
| 6 | Prim Bdrm | Upper | 19.95 | x 19.91 | 5 Pc Ensuite | Vaulted Ceiling | W/I Closet |
| 7 | 2nd Br | Upper | 17.78 | x 13.98 | Vaulted Ceiling | Double Closet | Large Window |
| 8 | 3rd Br | Upper | 14.99 | x 10.6 | Hardwood Floor | Double Closet | Semi Ensuite |
| 9 | 4th Br | Upper | 15.06 | x 9.58 | Hardwood Floor | Double Closet | Semi Ensuite |
| 10 | Family | Lower | 17.62 | x 12.4 | Above Grade Window | Pot Lights | |
| 11 | 5th Br | Lower | 12.96 | x 11.48 | Laminate | Pot Lights | 3 Pc Ensuite |
| 12 | Exercise | Lower | 21.75 | x 11.81 | Sunken Bath | Sauna | Pot Lights |

Client Remks: Spectacular Ravine Lot With Stunning Sunset Views! This Beautiful 4+ Bedroom Home Offers Over 4,000 Sq.Ft. of Bright, Functional Living Space Designed For Both Everyday Living and Entertaining. Set On An Ultra-Private West-Facing Ravine Property, The Backyard Feels Like Your Own Private Retreat Surrounded By Nature. The Stunning Kitchen Features Professional Series Appliances, Heated Marble Floors, And A Hidden Walk-In Pantry. The Sunken Family Room Offers The Perfect Balance Of Open-Concept Living And Cozy Comfort, Complete With A Two-Sided Gas Fireplace Shared With The Outdoor Living Area. The Spacious Primary Suite Enjoys Incredible Ravine Views, A Spa-Like Bathroom, Lutron Blinds, And A Large Walk-In Closet. Additional Features Include A Home Gym, An Infrared Sauna And Two Skylights That Fill The Home With Natural Light. Enjoy Year-Round Outdoor Living, Amazing Privacy, And Endless Nature Trails Right Outside Your Door - Perfect For Hikers, Dog Walkers, And Garden Enthusiasts. Conveniently Located Near Cameron Public School, Gwendolen Park & Tennis Courts, And Just A Short Walk to the Subway. Truly A Special Family Home In An Incredible Setting. Recent Updates Include: New Roof (2024), Renovated Basement including upgraded Waterproofing (2025-2026), New Exterior Front Steps (2024), And a New Tankless Hot Water System (2024)

Inclusions: Kitchen Aid Panelled Fridge, Electrolux B/I Oven/Warmer/Microwave, Samsung B/I SS Dishwasher, Viking Prof. SS Gas Stovetop & Hood Fan. Front Loading Washer/Dryer, All Electric Light Fixtures, All window Coverings, 2X Furnace, 2X CAC. Heated Floors Kitchen/Bath/Piano Nook, CVAC, Perennials, Tree House, Bar Fridge in Kitchen, Television in Kitchen, Infrared Sauna, (Hot Tub as is).

Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. **Ph:** 905-881-2181