Welcome to

48 Silvergrove Road

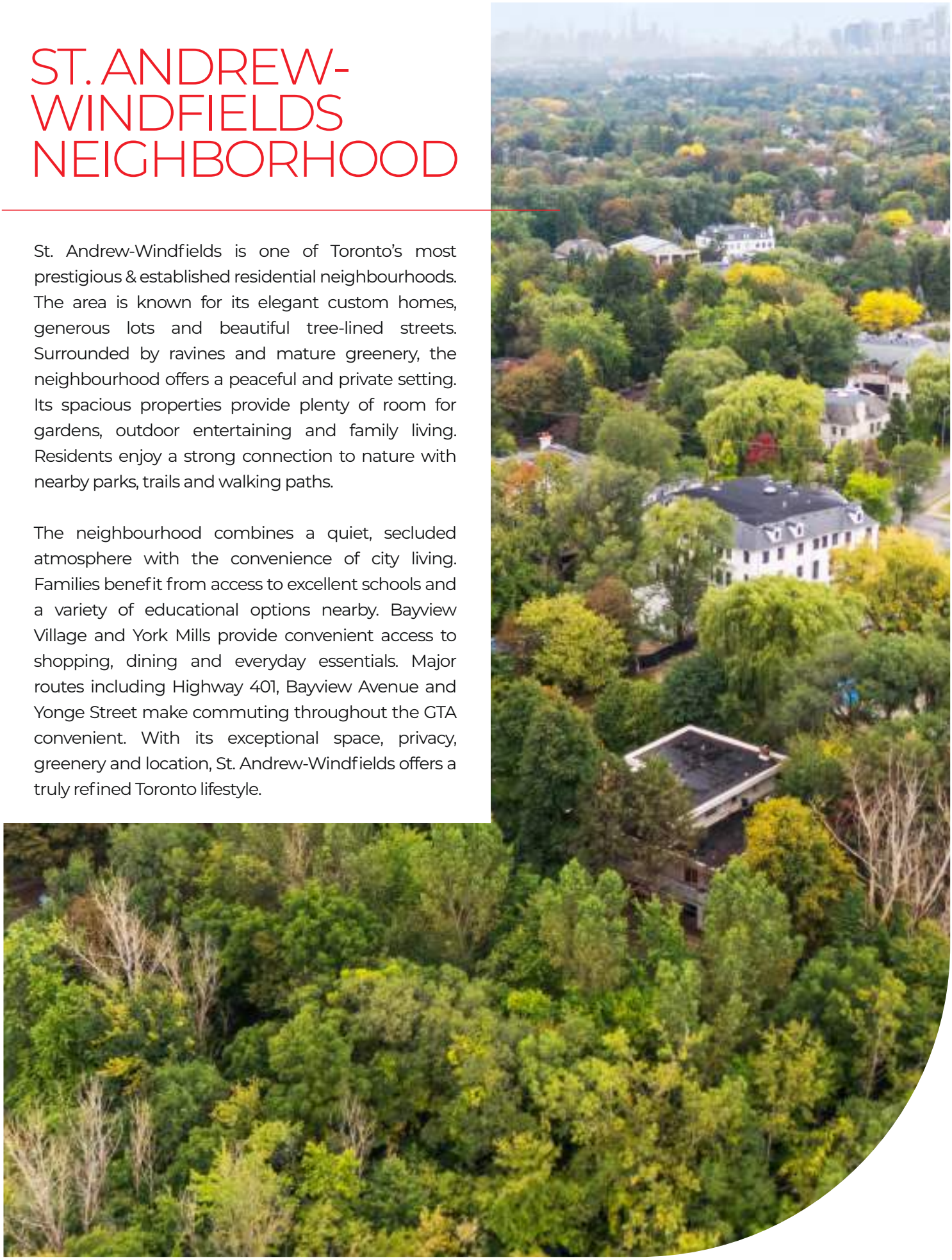


A private estate set on a 23,000 sq.ft lot, surrounded by the ravine, this exceptional St.Andrew-Windfields estate offers privacy, and endless potential with 7077 sq ft of living space

ST. ANDREW-WINDFIELDS NEIGHBORHOOD

St. Andrew-Windfields is one of Toronto's most prestigious & established residential neighbourhoods. The area is known for its elegant custom homes, generous lots and beautiful tree-lined streets. Surrounded by ravines and mature greenery, the neighbourhood offers a peaceful and private setting. Its spacious properties provide plenty of room for gardens, outdoor entertaining and family living. Residents enjoy a strong connection to nature with nearby parks, trails and walking paths.

The neighbourhood combines a quiet, secluded atmosphere with the convenience of city living. Families benefit from access to excellent schools and a variety of educational options nearby. Bayview Village and York Mills provide convenient access to shopping, dining and everyday essentials. Major routes including Highway 401, Bayview Avenue and Yonge Street make commuting throughout the GTA convenient. With its exceptional space, privacy, greenery and location, St. Andrew-Windfields offers a truly refined Toronto lifestyle.





Set on a rare 23,000 sq. ft. south-facing lot, this prestigious St. Andrew-Windfields property offers exceptional privacy and ravine views. Surrounded by ravines on three sides, mature trees and lush greenery create a peaceful, park-like setting in the heart of the city. The custom-built 7,077 sq. ft. residence features contemporary architecture, large windows and multiple walkouts, patios and rooftop terraces. With 6+6 bedrooms, six bathrooms and three self-contained living spaces, the home offers remarkable flexibility for large or multigenerational families.

EXCEPTIONAL FLEXIBILITY ELEVATED LUXURY

OVERVIEW:

- ~23,000 sq ft lot
- ~7,077 sq ft custom-built
- St. Andrew-Windfields location
- Ravine surrounding three sides
- 6+6 bedrooms & 6 bathrooms
- Multiple walkouts to patios, balconies & rooftop terraces
- Mature trees, lush landscaping & park-like surroundings
- Self-contained lower suite
- Garaged parking for Two



AN ARCHITECTURAL CONCEPT SHOWCASING THE POSSIBILITIES OF A BEAUTIFULLY CRAFTED, FULLY CUSTOMIZED LUXURY HOME



EXCEPTIONAL SCHOOLS NEARBY



Elementary & Middle Schools

- Owen Public School
- Harrison Public School
- Dunlace Public School
- St Andrew Middle School
- Windfields Middle School

Secondary (High)

- York Mills Collegiate Institute

Other Nearby Public Options

- ÉÉ Jeanne-Lajoie /ÉS Étienne-Brûlé

Nearby Private Schools

- Bayview Glen Independent School
- Metropolitan Preparatory Academy
- SLI The Sidney Ledson School
- WillowWood School
- Webtree Academy
- Northmount School
- Hawthorn School
- Wise Owl Private School
- La Citadelle International Academy of Arts and Science
- The Giles School
- Unionville International Academy
- Seneca Hill Private School
- Upper Canada College
- Havergal College
- Branksome Hall
- Crescent School

Academic & Tutoring

- Oxford Learning York Mills
- Inspiration Learning Center
- Canada After School Group (CASG)
- Kumon Math and Reading Centre
- Academy for Mathematics & English
- Caution Tape Robotics & Coding School
- Ivy Speech Arts Academy
- Brick Labs Inc.
- Reingold Tutoring
- Scholars of Bayview Village
- Sylvan Learning of North Toronto
- NCA Tutor
- Mrs. Tutor

Camps & Child Programs

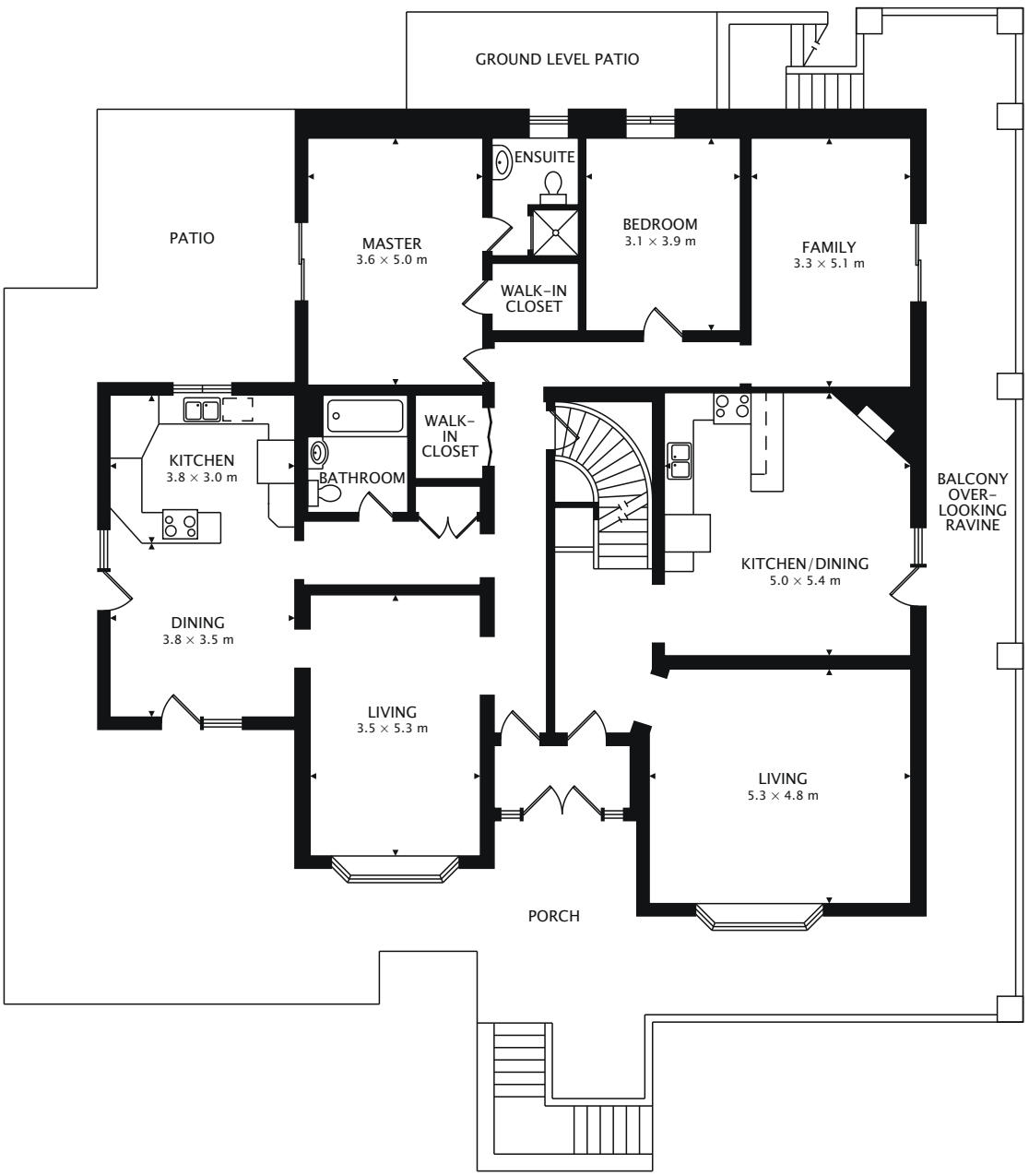
- Kids Fun City
- CASMA Toronto
- Sunnyside Up Camp
- North York St. Edwards YMCA Before and After School Program

FROM A RARE 125×184 ft LOT EMERGES NEARLY 7,077 Sq.Ft. OF BEAUTIFULLY DESIGNED LIVING



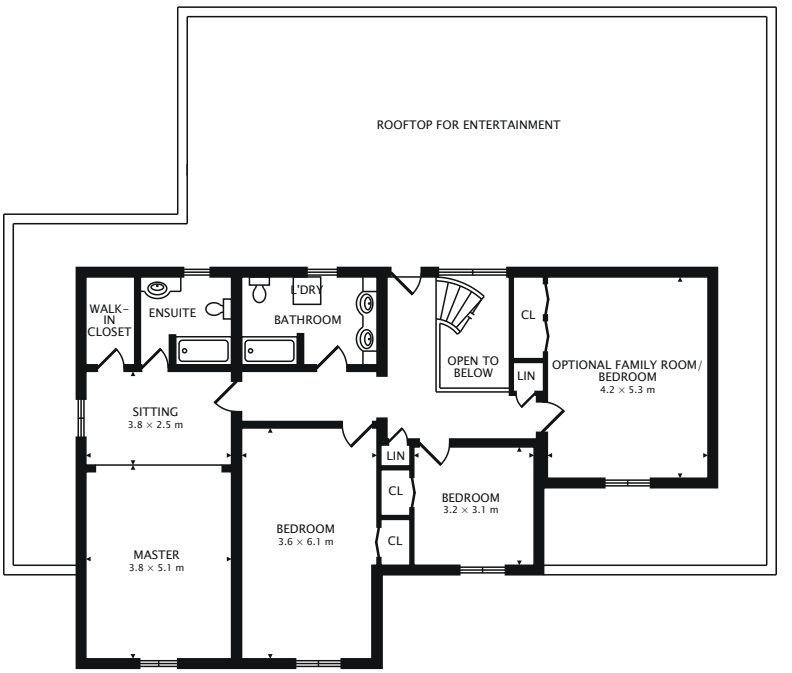
FLOOR PLAN

FIRST FLOOR

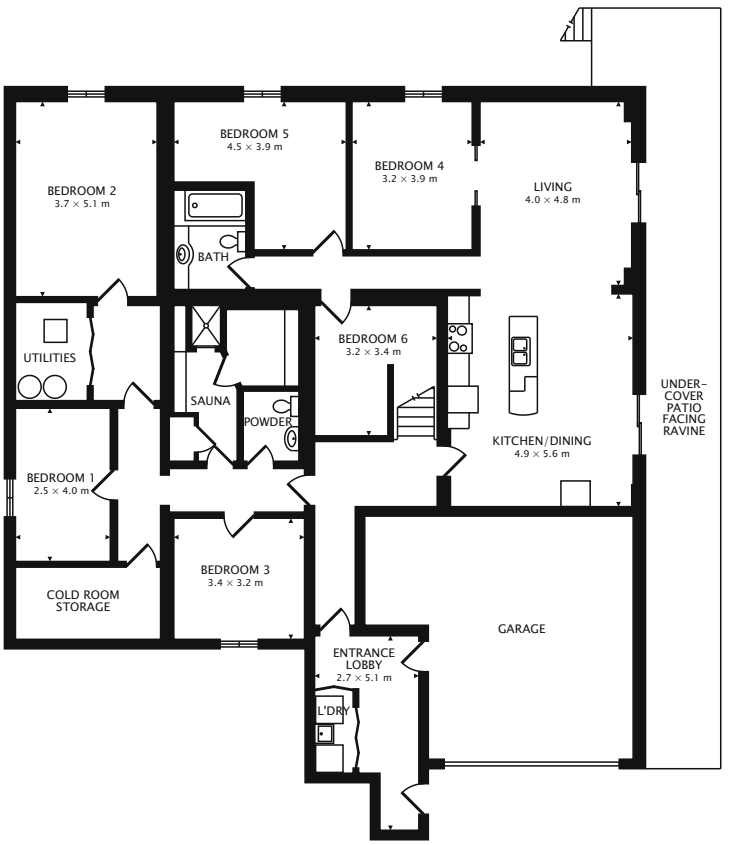


FLOOR PLAN

SECOND FLOOR



GROUND FLOOR (THIRD UNIT)







LIVING ROOM

A sophisticated living space designed to embrace natural light and the surrounding ravine setting. Expansive windows create a seamless connection with the lush greenery beyond. Generous proportions provide an elegant setting for both relaxed family living and refined entertaining.

- Expansive windows with ravine views
- Abundant natural light
- Spacious, open-concept layout
- Direct connection to outdoor spaces
- Ideal for elegant entertaining





KITCHEN

A spacious kitchen designed for both everyday living and elevated entertaining. Large windows bring in natural light while framing the surrounding greenery. Generous proportions offer flexibility for cooking, dining and gathering. A refined space with the potential to become the heart of a future luxury residence.

- Spacious and functional layout
- Abundant natural light
- Views of lush surroundings
- Ideal for entertaining
- Seamless connection to living areas





PRIMARY SUITE

A private and spacious retreat designed for comfort, tranquility and refined living. Large windows invite natural light while offering peaceful views of the surrounding greenery. Generous proportions create a relaxing atmosphere with room for a sophisticated sitting area. A serene private haven that complements the exceptional scale of this residence.

- Spacious private retreat
- Abundant natural light
- Peaceful ravine-side views
- Generous bedroom proportions
- Elegant and tranquil atmosphere





SECOND KITCHEN

A practical and inviting kitchen designed for everyday family living and intimate gatherings. Generous workspace and thoughtful proportions create a comfortable cooking environment. Natural light enhances the space while offering a warm connection to the surrounding greenery. A private culinary setting that combines functionality, comfort and effortless convenience.

- Private and functional layout
- Generous preparation space
- Natural light throughout
- Ideal for everyday family use
- Comfortable and inviting atmosphere





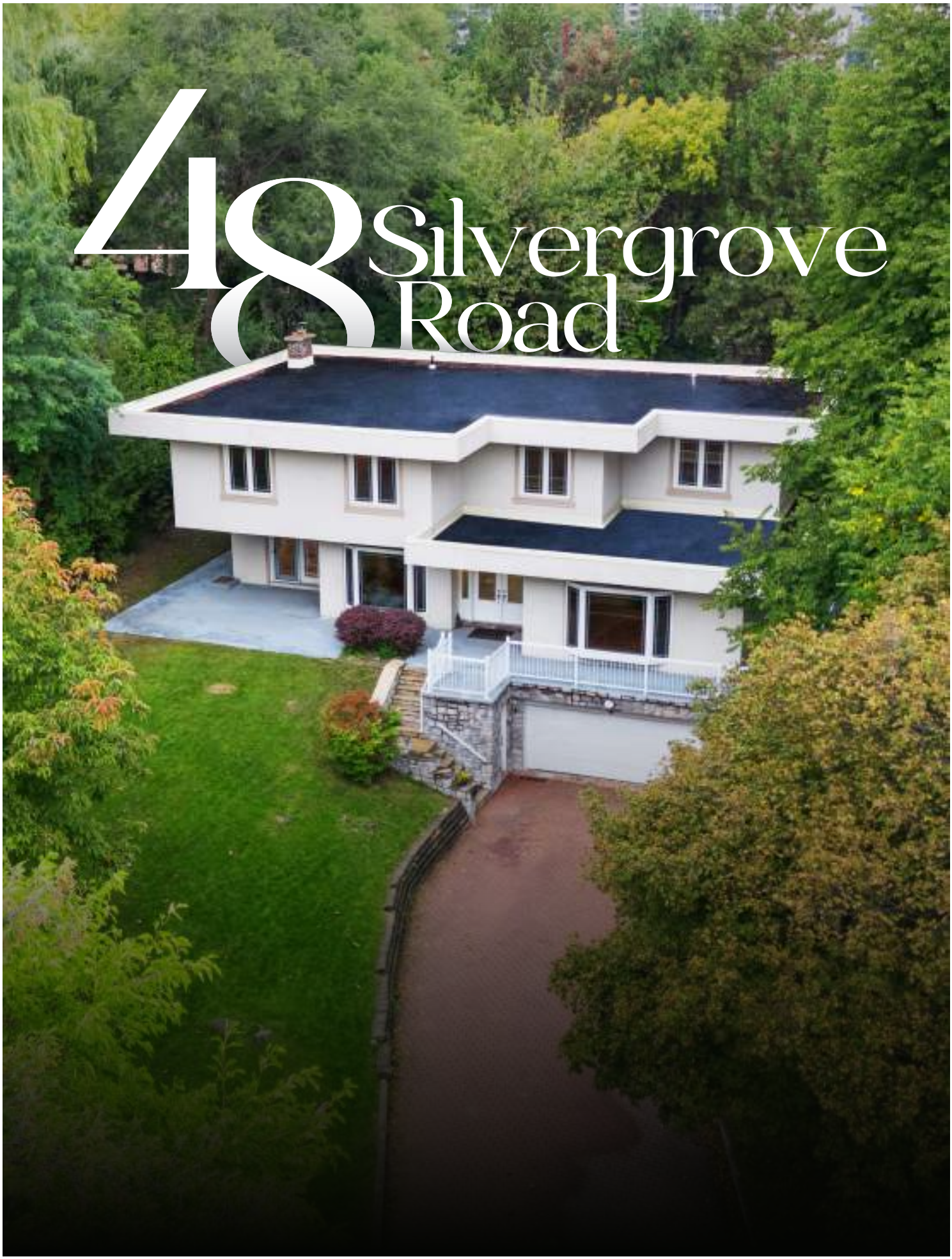
BASEMENT

A versatile lower level offering exceptional space for recreation, relaxation and additional living needs. Generous proportions provide flexibility for a family lounge, entertainment area or private retreat. The layout offers excellent potential for customization to suit a variety of lifestyles. A valuable extension of the home with endless possibilities for future use.

- Spacious and versatile layout
- Ideal for entertainment
- Flexible living space
- Excellent customization potential
- Perfect for family activities






48 Silvergrove Road



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THE AGENCY

48 SILVERGROVE ROAD

Schedule a viewing today!