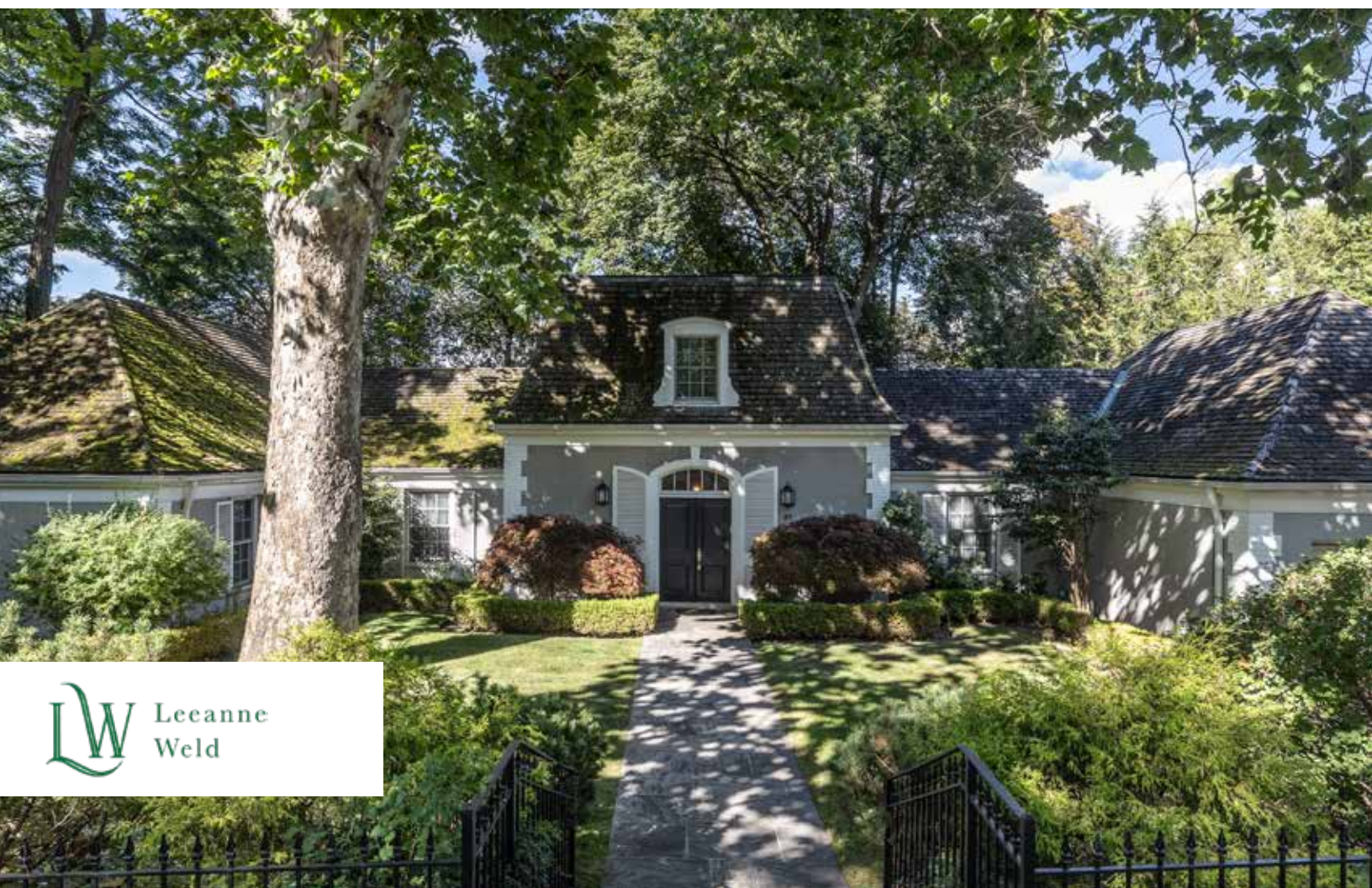




Street View Rendering



Welcome to 89 Ardworld Gate

Opportunity knocks on one of Toronto's most coveted cul-de-sacs. An incredible ravine lot of more than 3/4 of an acre, beautifully situated on the street in the Casa Loma neighbourhood. Surrounded by Toronto's finest homes and in close proximity to the downtown core, this spectacular lot includes approved plans for an approximately 9000sqft home designed by highly regarded Wayne Swadron Studios. This is a rare chance where only building permits are required to start to build your dream home, with lot coverage of 70%! A grand stone staircase with lower level terrace descends into Nordheimer Ravine, it remains from the original Ardworld Gate Estate, this extension of the garden would not be permissible today. The existing French chateau style house can be enjoyed up until building begins, and significant existing landscaping can be preserved. Start to build in this exclusive enclave, truly an oasis in the city! Enjoy being surrounded by nature and yet convenient to transit, shops and restaurants in the Forest Hill Village and along Dupont Street. Close to Toronto's finest schools, both public (Brown JR PS and Deer Park JR & SR PS) and private (UCC, BSS, The York School, Havergal College, St. Michael's, Branksome Hall). The photos attached are: renderings of the approved house, possible renderings of limestone facades, existing lot and house photos, and some historical photos of the Ardworld "High on the Green Hill" Estate.



Aerial View From North



Rear Yard



Pool Wing



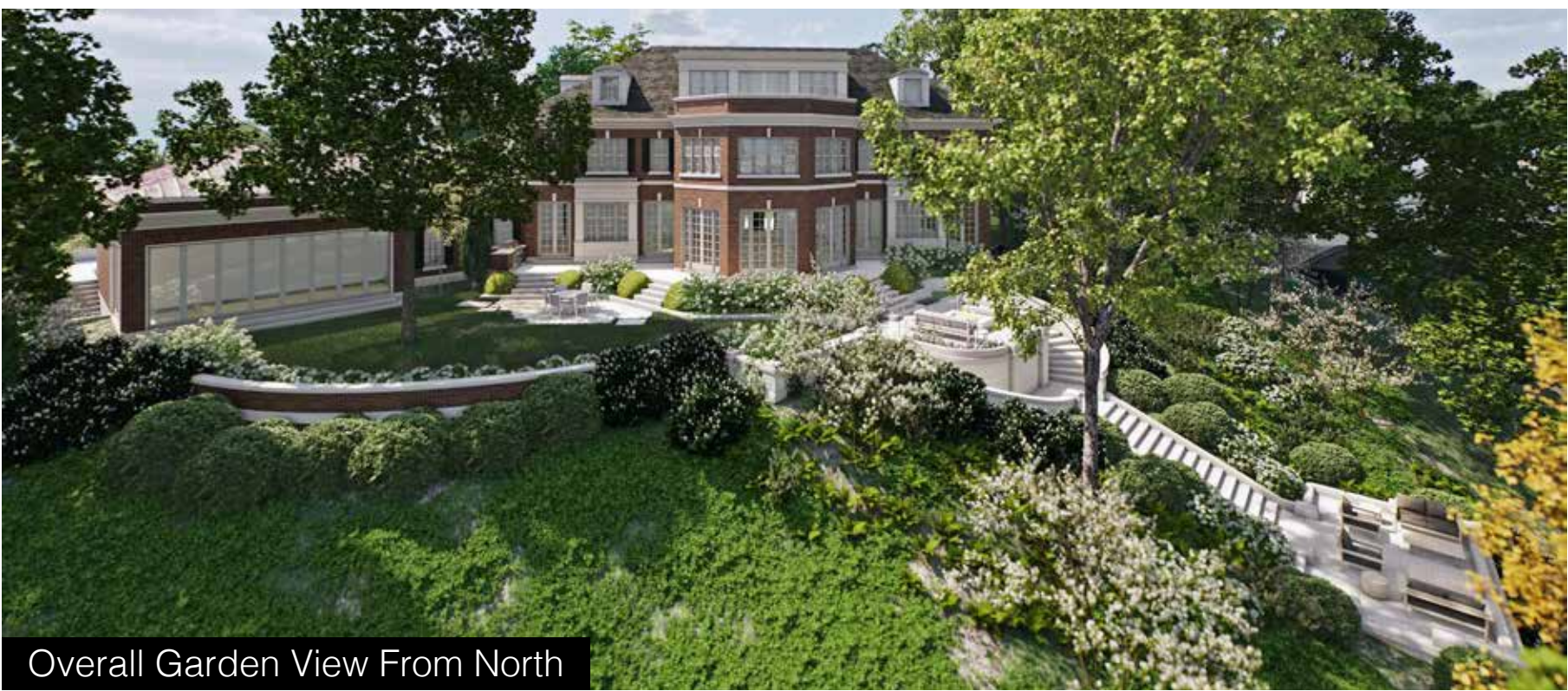
Side Entry & Garage Court



Birds Eye Rear



Overall Look



Overall Garden View From North



Ravine Stairs



View From West



Garden View From West



View of Fire Terrace



Optional Facade - Limestone Traditional



Optional Facade - Limestone Traditional







MAIN FLOOR

FOYER

- Double door entrance with transom window
- Hardwood floor
- Crown moulding

TWO CLOSETS

LIVING ROOM

- Broadloom
- Crown moulding
- Gas fireplace with marble surround
- Double French doors walk out to stone terrace
- Built-in ceiling speakers
- Recessed halogen lighting

POWDER ROOM

- Hardwood floor
- Vanity with brushed chrome fixtures and taps
- Crown moulding

PRIMARY BEDROOM

- Broadloom
- Crown moulding
- Built-in ceiling speakers
- Built-in floor to ceiling mirror
- Walk-in closet with custom built-ins
- Floor to ceiling windows
- Sliding glass door walks out to stone terrace

FIVE PIECE ENSUITE WASHROOM

- Tile floor
- Double vanity
- Brushed chrome fixtures and taps

- Glass enclosed shower
- Large soaker tub
- Crown moulding
- Window

LIBRARY

- Hardwood floor
- Custom wall-to-wall built-ins and cabinetry
- Large window

DINING ROOM

- Hardwood floor
- Ceiling medallion
- Crown moulding
- Wainscoting
- Display alcove with lighting
- Floor to ceiling bow window overlooking ravine
- Recessed halogen lighting

SERVERY

- Hardwood floor
- Granite countertops
- Bar sink
- Bar fridge
- Built-in shelving
- Pass through to kitchen

KITCHEN

- Hardwood floor
- Granite countertops
- Decorative tile backsplash
- Wall-to-wall pantry
- Frigidaire stainless steel dishwasher
- Jenn-Air four burner gas cooktop with grill
- Monogram stainless steel double door refrigerator
- Thermador double wall ovens



- Built-in desk
 - Center island with breakfast bar
 - Double stainless steel sink
 - Chrome fixtures and taps
 - Built-in ceiling speakers
 - Three skylights with custom blinds
 - Recessed halogen lighting
 - Directional lighting
- FAMILY ROOM
- Hardwood floor
 - Cathedral ceilings
 - Custom built-ins
 - Gas fireplace
 - Floor to ceiling windows
 - Sliding glass door walks out to stone terrace
- MUDROOM/LAUNDRY
- Hardwood floor
 - Whirlpool stackable washer and dryer
 - Laundry sink

- SECOND FLOOR
ABOVE GARAGE
- THREE PIECE WASHROOM
- Tile floor
 - Vanity with brushed chrome fixtures and taps
 - Built-in mirrored medicine cabinet
 - Glass enclosed shower
- CEDAR CLOSET
- UTILITY CLOSET
- BEDROOM
- Hardwood floor
 - Angled ceiling
 - Crown moulding
 - Large closet
 - Large windows

- SECOND FLOOR
ABOVE LIVING ROOM
- BEDROOM
- Hardwood floor
 - Built-in cabinetry
 - Double closet
 - Large window
- BEDROOM
- Hardwood floor
 - Angled ceilings
 - Large closet
 - Window
- LINEN CLOSET
- FOUR PIECE WASHROOM
- Tile floor
 - Angled ceiling
 - Built-in wall mirror
 - Vanity with polished chrome fixtures and taps
 - Soaker tub with shower

- LOWER LEVEL
- RECREATION ROOM
- Recessed halogen lighting
 - Large above grade windows
 - Mirrored wall
- LAUNDRY ROOM
- Tile floor
 - Top loading washer and dryer
 - Laundry sink
- STORAGE ROOM
- WINE CELLAR
- Terracotta tile floor
 - Humidifier
 - Closet
- DOUBLE STORAGE CLOSETS
- WORKSHOP
- UTILITY CLOSET



ADDITIONAL INFORMATION

- Taxes: \$38,680.15 (2026)
- Lot Size: Irregular, see survey (89.19' frontage)
- Possession: 90 Days/TBA
- Inclusions: All kitchen appliances, all server appliances, washer, dryer, stackable washer/dryer (two laundry rooms), all electric light fixtures (except excluded), all window coverings, all custom built-ins.
- Exclusions: all sconces and chandeliers, mirror in master ensuite washroom.
- Note: All heating equipment and glycol for heating the pathway and front steps is rented.





Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
 2024
Gairdner Award Winner
 2004-2025
Lifetime Chairman's Award Winner



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.