

what it went for

\$5.535 MILLION

CONNIE ADAIR

Bridle Path
25 Tudor Gate (Bayview Avenue and York Mills Road)
Asking price: \$6.35 million
Sold for: \$5.535 million
Taxes: \$25,083 (2020)
Bedrooms: 5
Bathrooms: 5
Square footage: 5,003
Garage: 4
Parking: 4
Days on the market: 47

People in the area longing for a ravine setting and a larger home were drawn to this French Chateau-style stone home designed in 1974 by the late Napier Simpson, a prominent Toronto architect known for his restoration and heritage-conservation work, says listing agent Elli Davis.

"In the early 1990s, the five-bedroom house was purchased by John Grand of the family that founded the paper and printing business called Grand & Toy. In 2006, my client's family purchased the house after living for many years at a ravine property on nearby Bayview Ridge."

Signature features of 25 Tudor Gate include a two-storey turret with a free-standing curved oak staircase that connects the three levels, and a great room with a cathedral ceiling, wood beams and windows overlooking the ravine.

The great room also has a two-storey woodburning fireplace and a stained glass featured wall.

A walkout to a terrace

from the separate dining room and an eat-in kitchen with an indoor barbecue are highlights. This level also has a main bedroom/sitting room suite that has a seven-piece ensuite bathroom. Three bedrooms and a loft with a walkout to a balcony share the second level.

The more than 5,000-square-foot home has a 2,367-square-foot lower level that includes a fifth bedroom, an exercise room, a media/entertainment room and a walkout to the patio.

The 105x166-foot ravine lot, which has landscaped grounds and extensive stone terraces, backs on to Windfields Park.

"The multi-tiered backyard is framed by the stone patios where one can often spot a deer venturing up from the ravine and enjoy watching all the seasons change before their eyes," Davis says.

A circular cobblestone driveway and a triple garage, plus an additional single garage, are other features.

Davis says, "Interest was steady during the course of the listing, with several serious interested buyers revisiting the property."

Buyers were drawn by the distinct architecture, which resembles a European estate, and the expansive lot, she says.

Tudor Gate is in the Bayview/York Mills area close to the Canadian Film Centre on Bayview.

Listing Broker: Royal LePage Real Estate Services Ltd. (Elli Davis)



\$5 million

CONNIE ADAIR

Wychwood Park
4 Wychwood Park (Bathurst and Dupont streets)
Asking price: \$5.095 million
Sold for: \$5 million
Taxes: \$16,738 (2020)
Bedrooms: 6+2
Bathrooms: 5
Square footage: 6,211
Garage: 2
Parking: 6
Days on the market: 2

"I was a bit nervous bringing such a grand house to market just before the holidays... but the house sold in two days," says listing agent Kaija Pitt. It sold for \$5 million, which is 98 per cent of the asking price.

The owners had renovated, restored and modernized the house, she says. "One of the major things they did

was remove all of the stucco on the entire house and garage. They added two giant columns to the front of the house and the windows were restored and some replaced."

Work also included restoring three woodburning fireplaces and undertaking a major renovation of the eat-in kitchen. The ultra modern design was created by architect Ian MacDonald.

The house and garage have new copper eaves and downspouts, and slate roofs. The renovated children's bedrooms share a bathroom.

Spacious principle rooms include a library and family room. A wall-to-wall fireplace and a walkout to the garden grace the living room. The main-floor family room also has a walkout to the garden.

The main bedroom suite has a wall-to-wall fireplace,

a walk-in closet and a five-piece ensuite. An appreciated feature is a second-floor office with a balcony.

The lower level has high ceilings and radiant floors. It has a media room, a sauna and a mudroom with a walkout.

The one-third acre property has a two-car garage and a swimming pool, as well as park and city views, Pitt says. Private roads, grounds and a tennis court are features of the posh pocket.

"I had a good feeling when the buyer stood in the living room and said to his agent and wife, 'Where can you live in the middle of the city and have a view of a pond? Wychwood Park,'" she says. "This is an incredible house and I am thrilled for the new family."

Listing Broker: Chestnut Park Real Estate Ltd. (Kaija Pitt)