

\$3,798,000 - 96 Montgomery Road, Toronto (Kingsway South)

MLS® #W12393803

\$3,798,000

6 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Kingsway South, Toronto (Kingsway South),
Ontario

Stunning modern-contemporary custom residence in the heart of The Kingsway, offering an exceptional combination of design, scale, and location. Situated on a rare 54 x 199 ft ravine lot backing onto Tom Riley Park, this home provides a private and tranquil setting surrounded by mature greenery, while remaining just steps from transit, top-rated schools, and the vibrant shops and restaurants along Bloor Street. Spanning approximately 5,200 sqft of total living space, this 4+2 bedroom, 5 bathroom home showcases innovative architecture, premium finishes, and a highly functional layout across all levels. The main floor is anchored by a contemporary chef's kitchen with Caesarstone countertops and backsplash, Jenn-Air, Bosch, and Wolf appliances, a built-in coffee station, and custom wine display, seamlessly flowing into open concept living and dining spaces. Expansive glass doors connect to a covered 340 sqft patio with fireplace, perfect for year round entertaining. Upstairs, a skylit hallway leads to generously sized bedrooms, spa-like baths, and a 326 sqft upper terrace with ravine views, while the lower level offers a dedicated wine cellar, recreation room with fireplace, and state-of-the-art home theatre with 98" 4K screen and custom sound system. Additional highlights include multiple gas fireplaces (indoor and outdoor), heated basement floors,



engineered hardwood throughout, illuminated stair features, dual laundry rooms, smart-home automation, and a private backyard oasis designed for relaxation. Rarely does a property of this calibre become available in such a prestigious and family-friendly neighbourhood.
(id:6289)

Essential Information

Listing #	W12393803
Price	\$3,798,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	96 Montgomery Road
Subdivision	Kingsway South
City	Toronto (kingsway South)
Province	Ontario
Postal Code	M9A3N5

Amenities

Amenities	Golf Nearby, Park, Public Transit, Schools
Features	Ravine
Parking Spaces	8
Parking	Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Freezer, Microwave, Oven, Hood Fan, Range, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Lot Description	54.1 x 199.3 FT
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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