

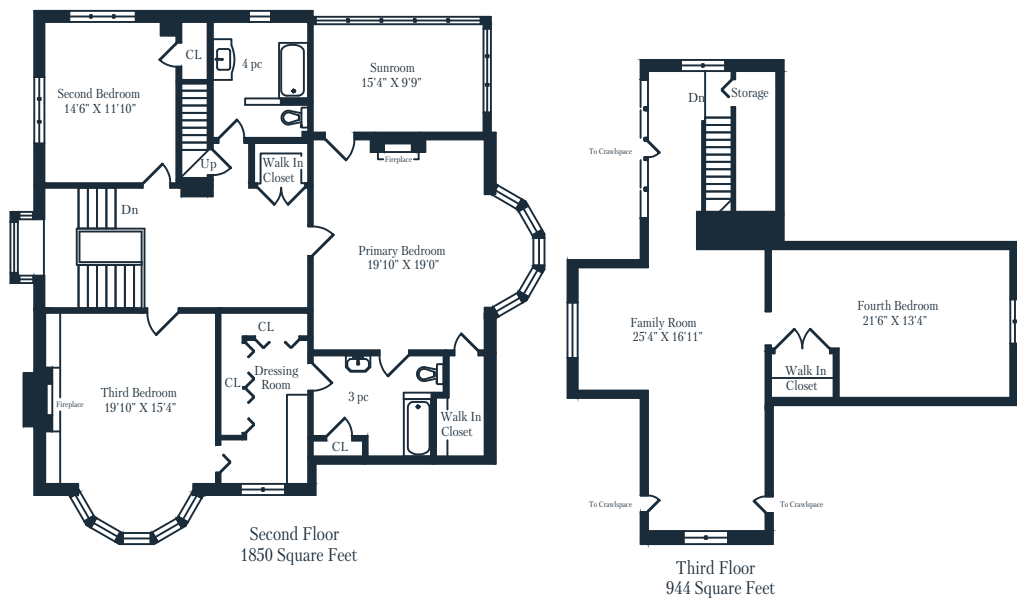
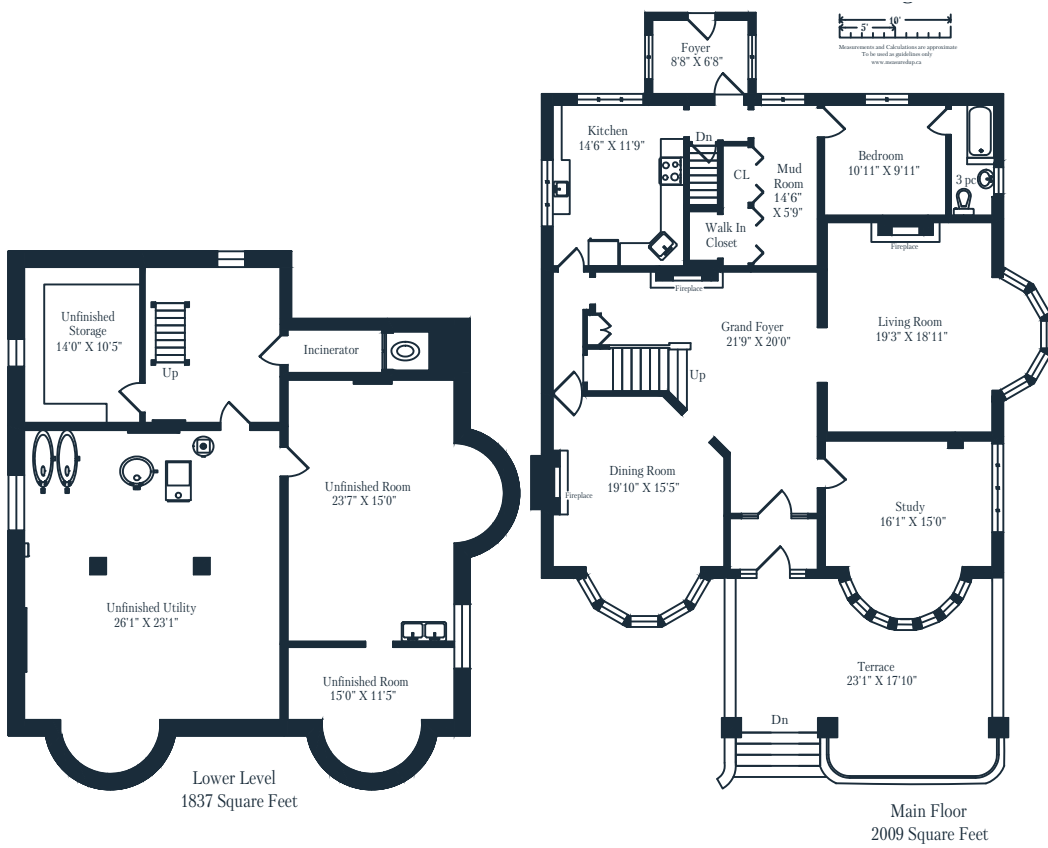


*Hoggs Hollow*

27 OLD YONGE STREET

*Presented by Maggie Lind, Paula von Stedingk and Vicko von Stedingk  
Sales Representatives*

**M**  
MAGGIE LIND  
real estate team



## THE PROPERTY:

Set well above the street line, with exceptional privacy, the property at 27 Old Yonge Street spans over one acre. It offers outstanding vistas of the valley below and of the city skyline.

The driveway to the residence is set at street level, below the stunning grounds, with the potential to service a below-grade garage in a new residence. The expansive property encompasses a gated, inground pool. It is also surrounded by mature trees and greenery, creating an incredible sense of privacy. It is an urban oasis like no other within the City of Toronto - a true 'Country in the City' setting.

The charming, three-storey, stucco residence has been in the same family since 1974. The house includes approximately 4,803 square feet above-grade (MPAC). Stepping into the home from the grand, covered front porch, a centre hall design opens to several gracious principal rooms. A restored, stained-glass feature is poised on the landing of the elegant staircase. The home commands the respect of a bygone era, showcasing the scale, design and pedigree of its rich past. Principal rooms are expanded with large bay windows. Plaster coved ceilings are trimmed with subtle in-lays and broad passages create a luxurious flow from one room to another. The home includes four bedrooms, three bathrooms, and an unfinished basement. It is heated by an oil furnace. In its time, it would have been the "grande dame" of Hoggs Hollow but, in its current form, it does require a very substantial renovation. Alternatively, the property provides a most distinctive setting for a new home.

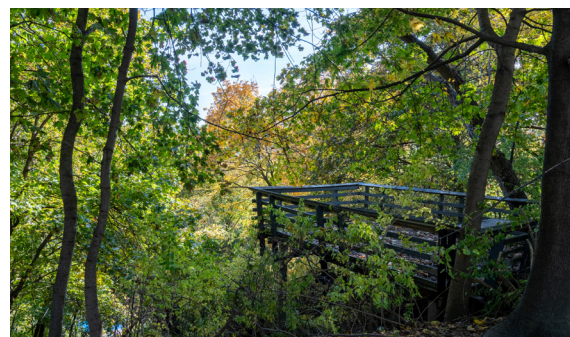
The property itself is like very few others in Toronto. Not only are the ravine vistas that wrap its perimeter lush and full, but the amount of table land available is remarkable. It offers a superb canvas for its future owners to create their own masterpiece.

## HOGGS HOLLOW:

Hoggs Hollow is one of Toronto's most exclusive neighbourhoods, yet it is also a uniquely warm and welcoming community. Winding, tree-lined and sidewalk-free streets, bordered by a variety of traditional and contemporary homes, creates an ambiance of calm and serenity. The York Mills Valley Association encourages the participation of all residents in various social events and activities. Renowned public and private schools are within a short commute.

With all the city's amenities close at hand, yet surrounded by steep hillsides and parks, and graced by the gentle flow of the Don River, this exclusive enclave offers a unique sense of "country in the city".

The historic Miller Tavern and the famed Auberge du Pommier are within easy walking distance, as is the York Mills subway station. Hoggs Hollow is located approximately 20-30 minutes from both Pearson Airport and Toronto's financial centre. It also offers a very convenient starting point for your weekend trips to cottage country.





*For more information  
about this property, please  
scan the QR code below.*



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