



FOR SALE

104 Park Road



104 PARK ROAD – WHERE HERITAGE MEETS HIGH DESIGN IN THE HEART OF ROSEDALE

There are homes that whisper elegance, and then there are homes that make a statement the moment you cross the threshold. 104 Park Road is firmly in the latter category—a showpiece of sophisticated city living, tucked away in the coveted, tree-lined enclave of Rosedale.

Originally a stately, classic residence, this home underwent a transformative renovation in 2021 under the vision of celebrated interior designers Michelle R. Smith and Hayley Bridget Cavagnolo. The result? A rare fusion of timeless charm and contemporary luxury that’s as warm and inviting as it is breathtakingly refined.

From the outside, the home sits with quiet confidence—anchored by lush landscaping and the type of street presence that makes you slow down to take a second look. Inside, you’ll find five bedrooms and five beautifully designed bathrooms, but the details are what truly set this home apart.

The main level features hand-painted flooring, the kind you don’t see every day—subtle artistry underfoot that speaks volumes about the level of craftsmanship throughout. A wood-burning fireplace anchors the kitchen, one of three throughout the home, giving everyday living a certain cinematic charm. The kitchen itself is a chef’s dream: outfitted with a Wolf range, Sub-Zero Pro refrigeration, an oversized eat-in area, and a walk-out to an expansive deck that feels like an outdoor extension of the living space.

Whether you’re hosting a dinner party in the formal dining room or enjoying a casual Sunday brunch on the deck, everything flows effortlessly. The butler’s pantry adds both functionality and flair—another touch that elevates this home beyond the expected.

Entertainers will appreciate the built-in Sonos sound system, wired throughout the entire home and backyard. And yes, that backyard: a private resort-style hideaway anchored by a saltwater pool with smart technology for heating and lighting. It’s a space designed not just for summer, but for memory-making.

Upstairs, the third-floor retreat is a sanctuary of its own—complete with a family lounge, workspace, guest bedroom, and full bath, plus a private rooftop deck. It’s flexible, quiet, and designed with modern living in mind. And when the day winds down, the lower-level sauna offers a spa-level reset, steps from your own bedroom.

Beyond the walls of the home, the location is one of Toronto’s finest. Rosedale is known for its calm elegance and architectural integrity, and Park Road is right in the heart of it all. But it’s also supremely practical: some of the city’s most sought-after schools are moments away. Branksome Hall, The York School, Rosedale Junior Public School, and Upper Canada College are all easily accessible, making this an ideal address for families who prioritize education without compromising on style.



104 Park Road isn't just a lease opportunity. It's a lifestyle—tailored, curated, and effortlessly elegant. For those seeking a one-of-a-kind home in a world-class neighbourhood, it's not just rare. It's remarkable.









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HoodQ Address Report[™]

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SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Rosedale Junior Public School
Designated Catchment School
Grades PK to 6
22 South Dr

Jarvis Collegiate Institute
Designated Catchment School
Grades 9 to 12
495 Jarvis St

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

Deer Park Jr and Sr Public School
Designated Catchment School
Grades PK to 8
23 Ferndale Ave

ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

OTHER LOCAL SCHOOLS

Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E

Central Technical School
Grades 9 to 12
725 Bathurst St

Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Roxborough Parkette / Park Drive Reservation Lands
30 Roxborough Dr

David A. Balfour Park
240 Mount Pleasant

Ramsden Park
1020 Yonge St

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|------------------|----------------|
| 3 Playgrounds | 1 Ball Diamond |
| 2 Dog Parks | 2 Splash Pads |
| 2 Rinks | 4 Trails |
| 12 Tennis Courts | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away and the nearest rail transit stop is a 7 minute walk away.

Nearest Rail Transit Stop
Rosedale Station

7 mins

Nearest Street Level Transit Stop
Crescent Rd At Rosedale Rd
East Side

4 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 1.9km.

Toronto General Hospital (University Health Network)
200 Elizabeth St

Fire Station
34 Yorkville Ave

Police Station
40 College St



5 BEDROOMS + 5 BATHROOMS



PARTICULARS

SIZE | 5,000 + square feet total

LOT SIZE | 48' X 110' + square feet total

PARKING | 2-car garage parking + 4-car driveway parking

INCLUSIONS | Landscaping, snow removal and pool maintenance



ROMEY HALABI
Broker

416.999.1240

Romey@TorontoRealtyBoutique.com

TorontoRealtyBoutique.com

SAGE

TORONTO REALTY BOUTIQUE

130 Atlantic Avenue, Liberty Village

Sage Real Estate Ltd., Brokerage

416.483.8000

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