



25 North Drive

EDENBRIDGE-HUMBER VALLEY

Leave the city in the city.

This serene estate invites you to do just that. Nestled behind the gates on one of Toronto's most exclusive streets, **25 North Drive** is a rare architectural offering: a quiet, confident statement where design, art, and nature coexist in harmony.

Thoughtfully reimagined through an internationally acclaimed renovation by Reflect Architecture and featured in leading architectural and design publications. Executed with masterful precision, the transformation celebrates both innovation and restraint, elevating everyday living to an art form.









25 NORTH DRIVE



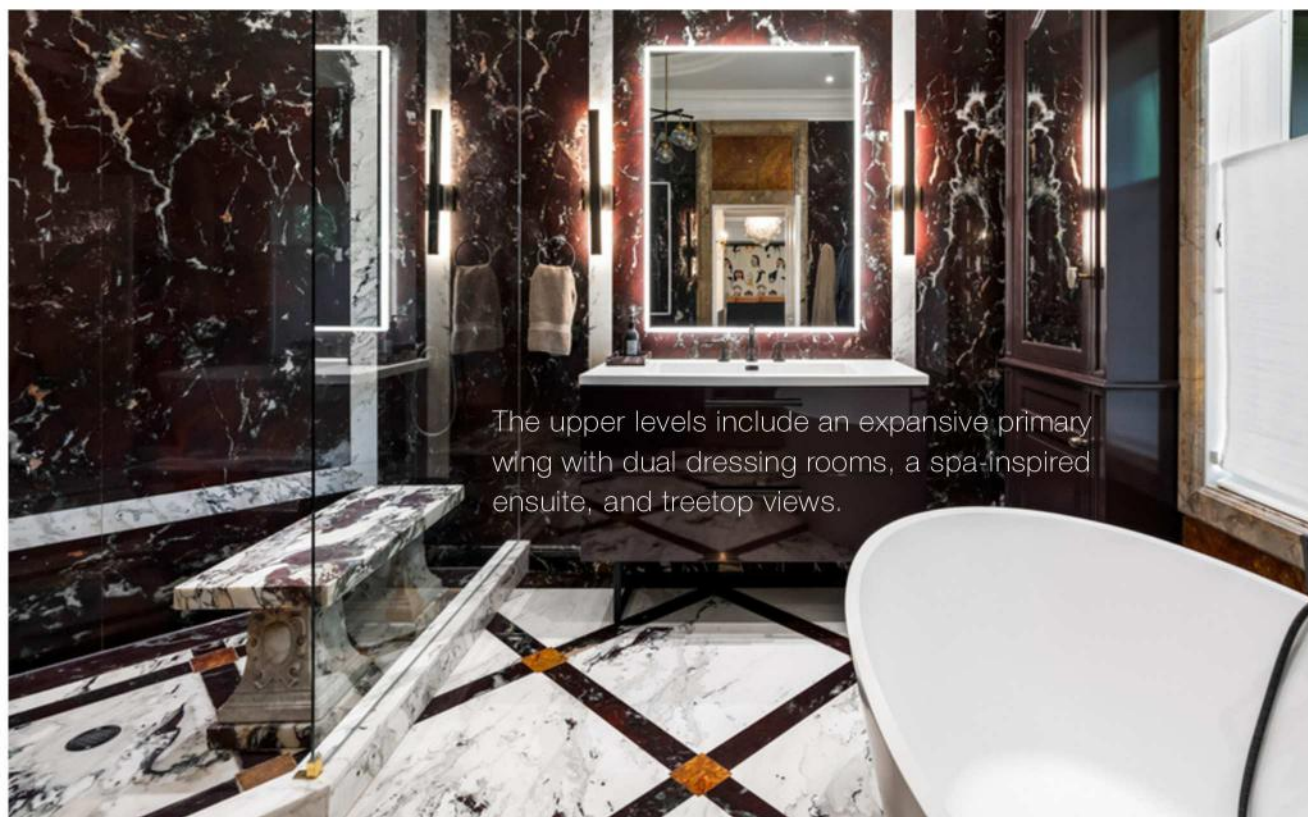
At the heart of the home lies a truly exceptional Obumex kitchen, handcrafted in Belgium. This kitchen thoughtfully integrates artful sensibilities, natural inspirations and family-oriented functionality. With minimalist lines and bespoke finishes, this space is more than a kitchen, it is a sculpture in daily use. Expansive windows frame ravine views and infuse the interiors with natural light. The main floor is tailored for elegant living, featuring sun-filled rooms, with an inviting family room, and that stunning kitchen which opens seamlessly to the lush backyard.



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The upper levels include an expansive primary wing with dual dressing rooms, a spa-inspired ensuite, and treetop views.



Four additional bedrooms offer ensuite baths, providing privacy and independence for family or guests.



The lower level features a gym, recreation room, kitchenette, and full bath, making it ideal for wellness and entertaining.




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Manicured gardens, mature trees, a ravine backdrop, a sparkling pool, and a private tennis court elevate the everyday. With architectural pedigree, natural beauty, and a legacy of care, 25 North Drive is more than a home. It is a lifestyle defined by privacy, presence, and permanence. **Some homes are built for living, this one was crafted for a life well lived.**



25 NORTH DRIVE

25 North Drive Features of the Home

Features:

- Situated on a serene, south-facing ravine lot, offering year-round privacy and seasonal sightlines to the CN Tower—a rare urban refuge in the heart of Toronto.
- Extensively renovated in 2023 by Reflect Architecture, led by principal Trevor Wallace, achieving a harmonious blend of heritage and contemporary design.
- The main level offers a fluid and intuitive layout, where each space transitions effortlessly into the next. Framed by natural vistas, it features soaring ceilings, discreetly integrated lighting, and in-ceiling speakers, creating a refined, immersive living experience.
- Sculptural white staircase serves as a central architectural focal point— a modern interpretation of the classic grand stair, uniting form and function with striking elegance.
- The living room centres around a sculptural, wave-like mantle by acclaimed designer Leyden Lewis.
- The Bespoke Obumex kitchen, handcrafted in Belgium, features tone-on-tone travertine cabinetry, a commanding fifteen-foot island, and preserved copper-wrapped beams from the original skylight gable.
- Seamlessly integrated Wolf and Sub-Zero appliances and a concealed pantry offer exceptional functionality without compromising the home's refined aesthetic.
- Family room features a skylight and three arched French doorways opening to the landscaped backyard.
- The dining room offers dramatic visual contrast with moody, deep-toned walls, mullioned windows, and a sculptural Lindsey Adelman knotted light fixture. Framed by Glass Italia doors at both entrances, the space is complemented by a custom-designed servery with built-in cabinetry.
- The main floor powder room makes a bold statement with a custom backlit mirror inspired by Cartier's "Crash" watch, complemented by a sculptural pedestal vanity, sleek fixtures, and stone finishings.
- The main floor mudroom combines function and form with custom built-in storage, a laundry sink, heated flooring, and direct access to the garage.
- Additional thoughtful renovated details include wide plank oak flooring, precast stone baseboard, Tom Dixon hardware, and minimalist Bocci outlets.
- The primary retreat is a light-filled sanctuary featuring an open-concept layout with a dedicated seating area and refined wainscotting detail. Dual dressing rooms offer custom millwork and integrated lighting, blending luxury and functionality.

- The spacious ensuite is anchored by a striking 100+ year-old Italian stone slab and features a deep soaker tub, oversized glass-enclosed shower, dual vanities, and a sleek, modern toilet.
- Four additional bedrooms, each with a private ensuite, offer a thoughtful balance between connected family living and individual sanctuary—designed to support comfort, privacy, and ease for both residents and guests.
- The lower level is purposefully designed for wellness and recreation, featuring a mirrored gym, full bathroom, and kitchenette—all with direct walkout access to the pool for seamless indoor-outdoor living.
- The dedicated playroom offers a versatile space ideal for movie nights and everyday play, complete with custom closets and two generous crawl spaces—providing smart, concealed storage to support effortless family living.
- Stepping outside, the professionally landscaped grounds feature extensive stone patios and walkways, with curated exterior lighting that highlights the gardens, pool, and architectural façade—creating a striking ambiance by day and night.
- Inground saltwater pool with 2024 porcelain waterline tile upgrade, combining aesthetic refinement with low-maintenance luxury.
- Professionally designed tennis court with low-maintenance artificial turf, offering year-round durability and recreational appeal.
- Recent exterior enhancements include a newly constructed retaining wall (Fall 2024) and new wooden fence (Spring 2025).
- New furnace and three air conditioning units installed (2023)

Inclusions:

- All appliances:
 - Integrated SubZero Fridge
 - Integrated SubZero Freezer & Wine Columns
 - Wolf Wall Oven
 - Wolf Steam Oven
 - Wolf 48" Gas Rangetop
 - Wolf Speed Oven Microwave & Asko Dishwasher (2)
 - Wolf Double Wall Oven & Subzero Dual Zone Wine Fridge (Kitchenette)
- All window coverings
- All light fixtures (excluding those listed under exclusions)
- Built-in sound system
- Security system
- HVAC system and associated equipment
- Pool equipment
- All storage sheds (2)
- All bathroom mirrors
- All built-ins
- Gym mirrors with integrated lighting
- Rec room/play room media unit
- Floral wall sculpture in foyer
- Custom sheers along the main floor by Concord Shading

Exclusions:

- White wall sconce at front entrance
- White linear light fixtures in the living room (2)
- Dining room chandelier
- Primary bedroom chandelier
- Dressing room chandelier
- Guest bedroom chandelier
- All televisions and wall mounts
- All wall art
- Primary bedroom headboard
- Dressing room mirror

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Details

Lot Size

- 143 ft x 593 ft

Heating

- Forced Air Gas

Taxes

- \$27,030.77 (2024)

Cooling

- Central Air Conditioning

Parking

- Built-in Garage with 2 Parking Spaces

Driveway

- Private Driveway with 6 Parking Spaces



Elevate Your Expectations



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