

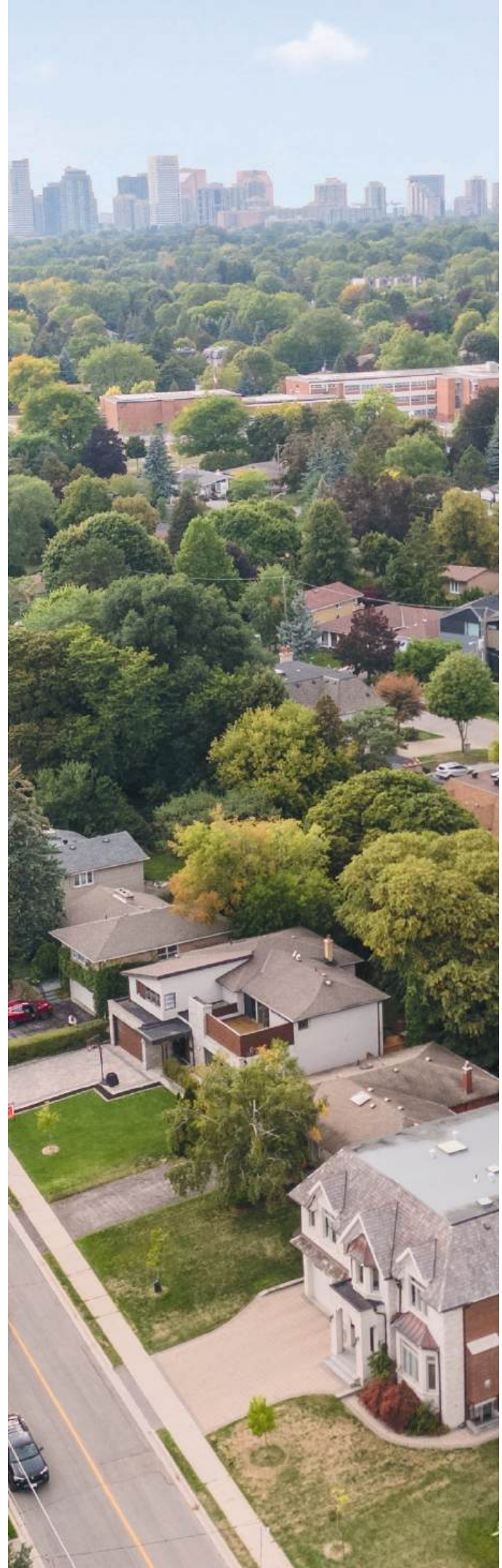


**WELCOME TO**  
**92 CITATION DR**  
**5+1 BED | 5 BATH**



# BAYVIEW VILLAGE

From 1800s farmlands to today's sophisticated haven, Bayview Village weaves heritage into modern living with Dr. E.G. Faludi's curving streets that dance naturally with towering pines, framing breathtaking East Don Valley vistas. The community pulses around three landmarks - the buzzing Bayview Village Shopping Centre, North York YMCA, and serene Betty Sutherland Trail through ancient ravines, all walking distance from your Georgian Revival home or glass-wrapped condominium. Discover streets named after champion racehorses, Toronto's last 1885 homestead, and safe cul-de-sacs under century-old canopies, just 25 minutes from downtown & close to 401 highway.







Welcome to stunning 5+1 bedroom detached home on prestigious tree-lined street. Over 5,000 sq ft of refined living space featuring spectacular 300+ sq ft balcony and private backyard sanctuary. Newly refreshed and move-in ready.

### Overview:

- + Newly Renovated Throughout
- + Lot size: 60 x 124 ft
- + 5+1 Beds & 5 Full Baths
- + 5030 SQFT total living space
- + 2-Story Detached Home
- + Separate Walk-In Basement Entrance
- + Built-In 2 Car Garage + 4 Additional Parking
- + 300+ sqft Suite Balcony
- + Fresh Exterior & Interior Paint
- + Private Backyard Oasis
- + Finished Lower Level (1,600+ sqft)
- + Premium Bayview Village Location



## Living and Dining Areas

Seamlessly designed for modern living and effortless entertaining. This sophisticated great room showcases contemporary elegance with soaring coffered ceilings and abundant natural light.



- Open Concept Layout
- 10 Ft ceiling height
- Custom crystal chandelier
- Built-in track lighting
- Hardwood flooring throughout
- Floor to ceiling Windows
- Breathtaking views to backyard







## The Gourmet Kitchen

A culinary masterpiece designed for the modern chef. This stunning kitchen combines sophisticated design with premium functionality, featuring clean lines and timeless finishes for ultimate cooking and entertaining experience.



- Custom two-tone cabinetry
- Quartz waterfall countertops
- Stainless steel appliance package
- Built-in wall oven & microwave
- Custom tile backsplash
- Open concept design
- Double Sink

## Family Room

The heart of the home where comfort meets contemporary style. This inviting family room creates the perfect atmosphere for relaxation and connection, with abundant natural light and seamless flow.

- Perfect connection between kitchen and dinning room.
- Large windows with garden views
- Recessed halogen lighting







## Primary Suite

Your private sanctuary designed for ultimate relaxation and luxury. This spacious master retreat combines sophisticated elegance with serene comfort, featuring stunning garden views and seamless access to your own personal outdoor oasis.

- 10 Ft Vaulted Ceiling
- Walk-in closet with built-in shelving's
- Lush view to outside



## Basement

A versatile entertainment haven offering 1,600+ square feet of refined living space. This beautifully appointed lower level extends your home's functionality with sophisticated design.

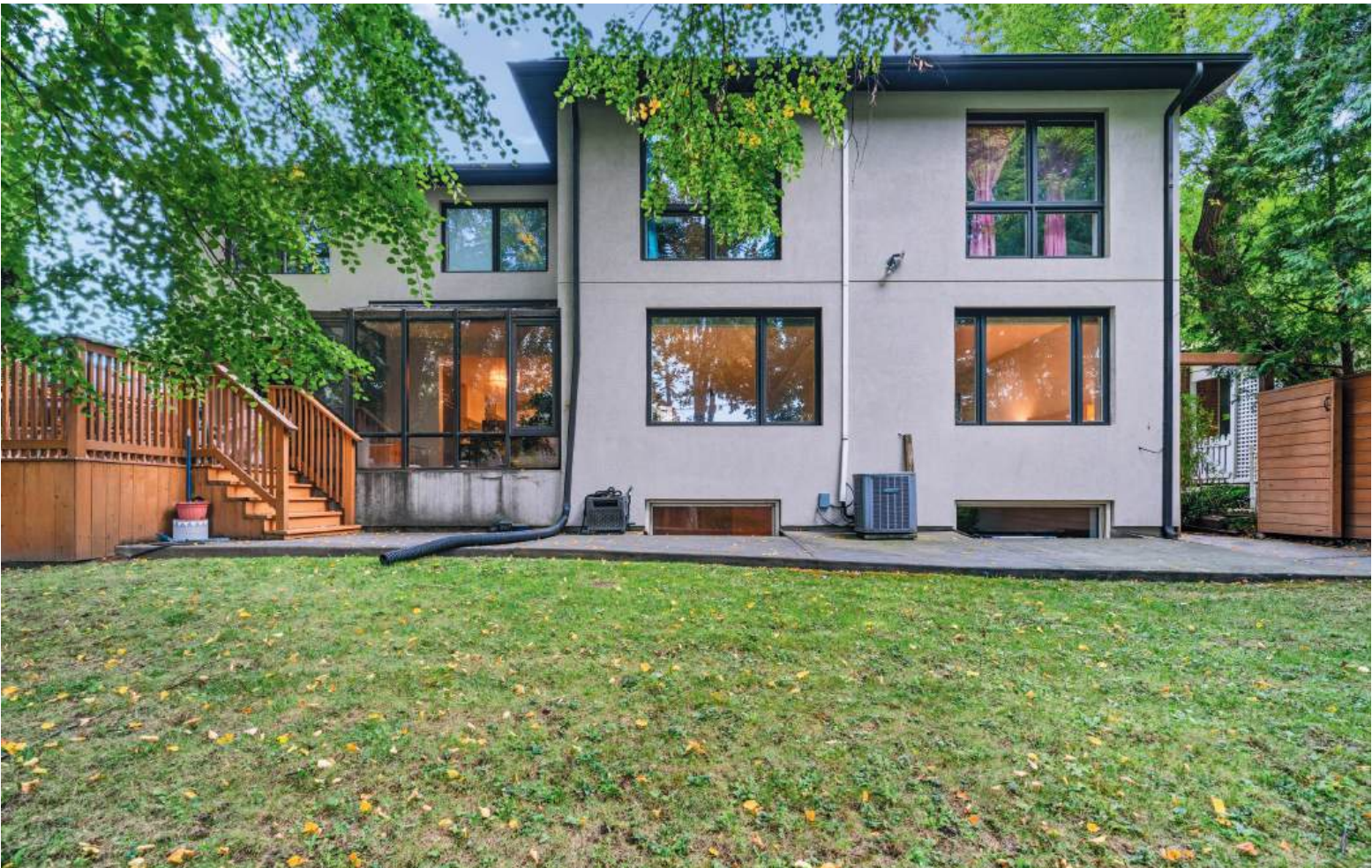
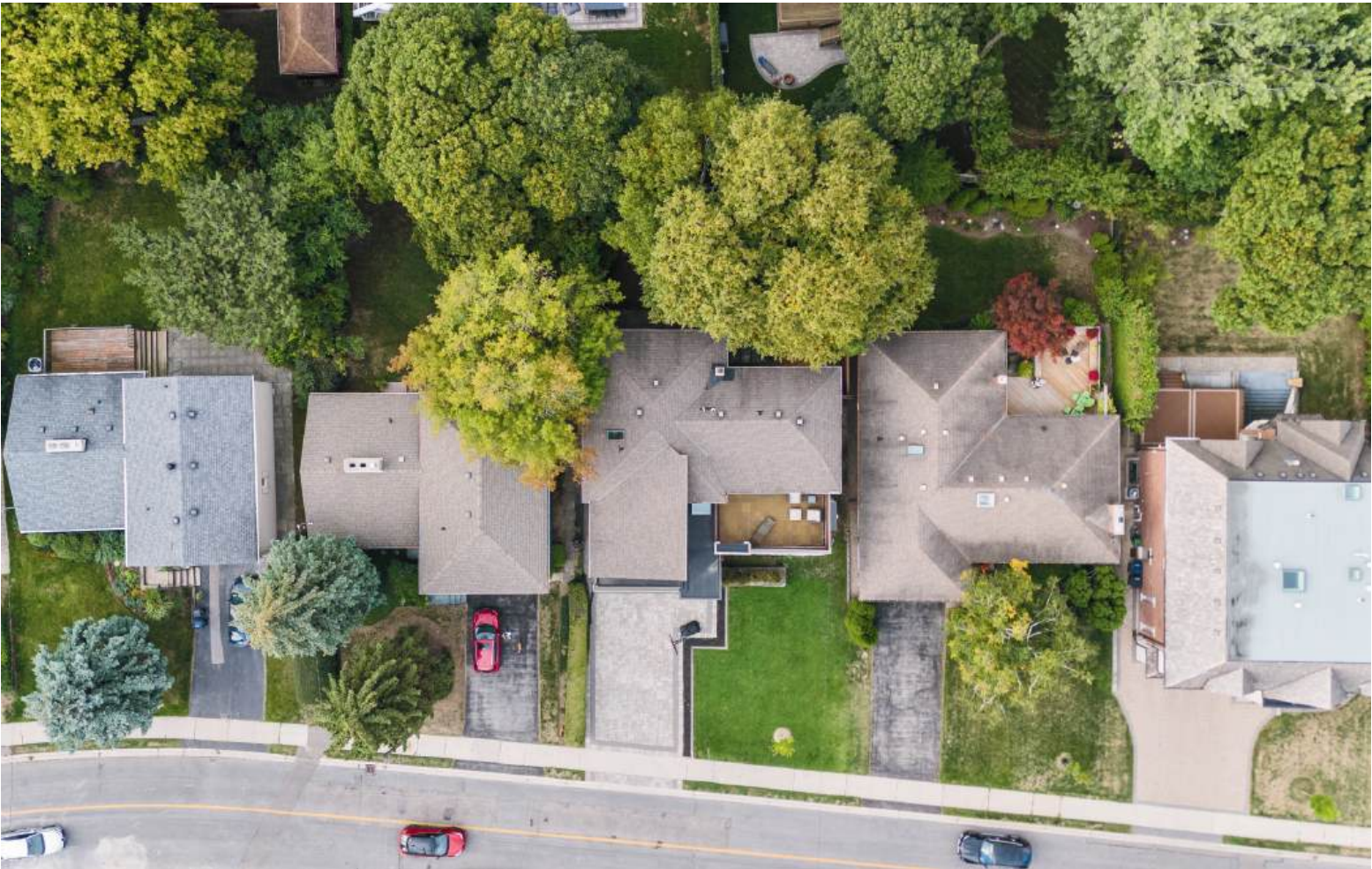
- Separate walk-in entrance
- Open concept layout
- Built-in entertainment center
- Perfect for recreation & guests
- Additional fireplace

















# 92 CITATION DR

*Schedule a viewing today!*

MERAD SAFAIAN  
BROKER

