

# 18 QUEEN MARYS DRIVE



DALINDA.COM

## 18 QUEEN MARYS DRIVE

This trophy location is just steps from Kingsway Crescent, the Humber River parklands and trails, a quick walk to Bloor Street shops and restaurants, the subway, and top rated schools. A winding drive leads to this proud quintessential Tudor residence that elegantly demonstrates how rich wood details, beams, and leaded glass exemplify Olde English architecture.





18

MAIN FLOOR

# WELCOME

The front door opens to a foyer that leads to a truly one of a kind crafted sunken living room.



## FORMAL ROOMS

In the living room, a majestic floor to ceiling stone hearth is the room's focal point, and it is enhanced by the intricate panelled and beamed ceilings. The large leaded glass windows allow sunlight to stream throughout the room, while multiple sconces provide bright evening light.



## ELEGANT DINING

The separate dining room is richly panelled and beamed throughout, exuding an exquisite atmosphere for formal fine dining.



MAIN FLOOR

## UPGRADED KITCHEN

The family sized modern kitchen is combined with the breakfast room that has a large double glass sliding door that walks out to a 450 square foot deck.



MAIN FLOOR

## BACKYARD OASIS

The rare 50 X 150 pool-sized lot has glorious gardens that are completely private, offering peace, tranquility, and opportunity for reflection.



SECOND FLOOR

## IMPRESSIVE PRIMARY

Numerous leaded glass windows bathe the dreamy primary bedroom in sunlight. The extra nook could provide extra closet space.



SECOND FLOOR



LOWER LEVEL

## RECREATION ROOM

A lower level features a recreation room, a sunken games room and laundry room and 2 piece bath.



BACKYARD

## MAGNIFICENT OPPORTUNITY

This 2,677 total square foot home is an investment of a lifetime, awaiting a renovator/builder to reimagine it into their new home, in one of the most aspirational locations the Kingsway has to offer.





## PRIME KINGSWAY LOCATION

The Kingsway is one of Toronto's finest neighborhoods. The Kingsway had been founded and built in 1924 by Robert Home Smith, who had sought to create an English style garden community by committing his vision to the highest standards of integrity, design, and elegance.

Here, you will find homes that had been built in the Old English classical style, mainly consisting of Tudor homes, with steeply pitched gable roofs, elaborate masonry chimneys, groupings of windows, and decorative timbering, with the exposed wood framework filled with masonry or stucco.

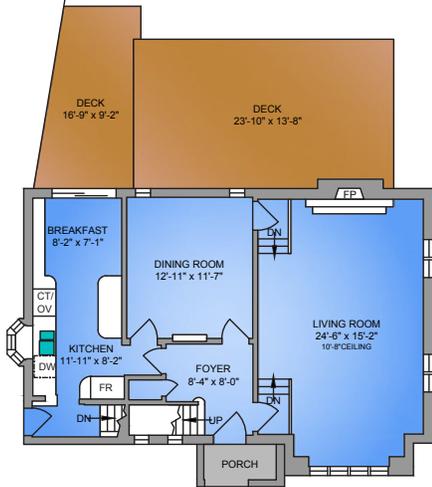
Just a quick walk to Bloor St shops, restaurants, subway, as well as to the Martin Goodman Trail connecting to Lake Ontario.

This family friendly neighbourhood is just minutes to the sought after Lambton Kingsway School.

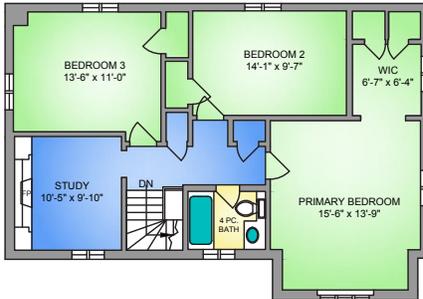




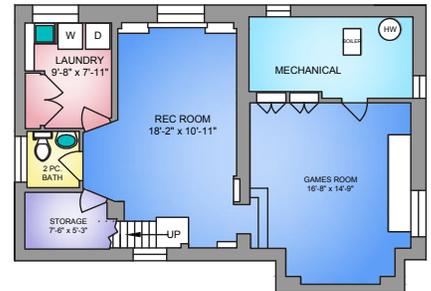
**MAIN FLOOR**  
927 SQ. FT.  
9' CEILING



**UPPER FLOOR**  
967 SQ. FT.  
7'-10" CEILING



**LOWER FLOOR**  
783 SQ. FT.  
6'-8" CEILING



NORTH



0' 5' 10'  
SCALE

18 QUEEN MARYS DR SEPT 24, 2025 PREPARED FOR THE EXCLUSIVE USE OF DAIVA DALINDA PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	927	-	272	450
UPPER	967	-	-	-
LOWER	783	134	-	-
<b>TOTAL</b>	<b>2677</b>	<b>134</b>	<b>272</b>	<b>450</b>



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