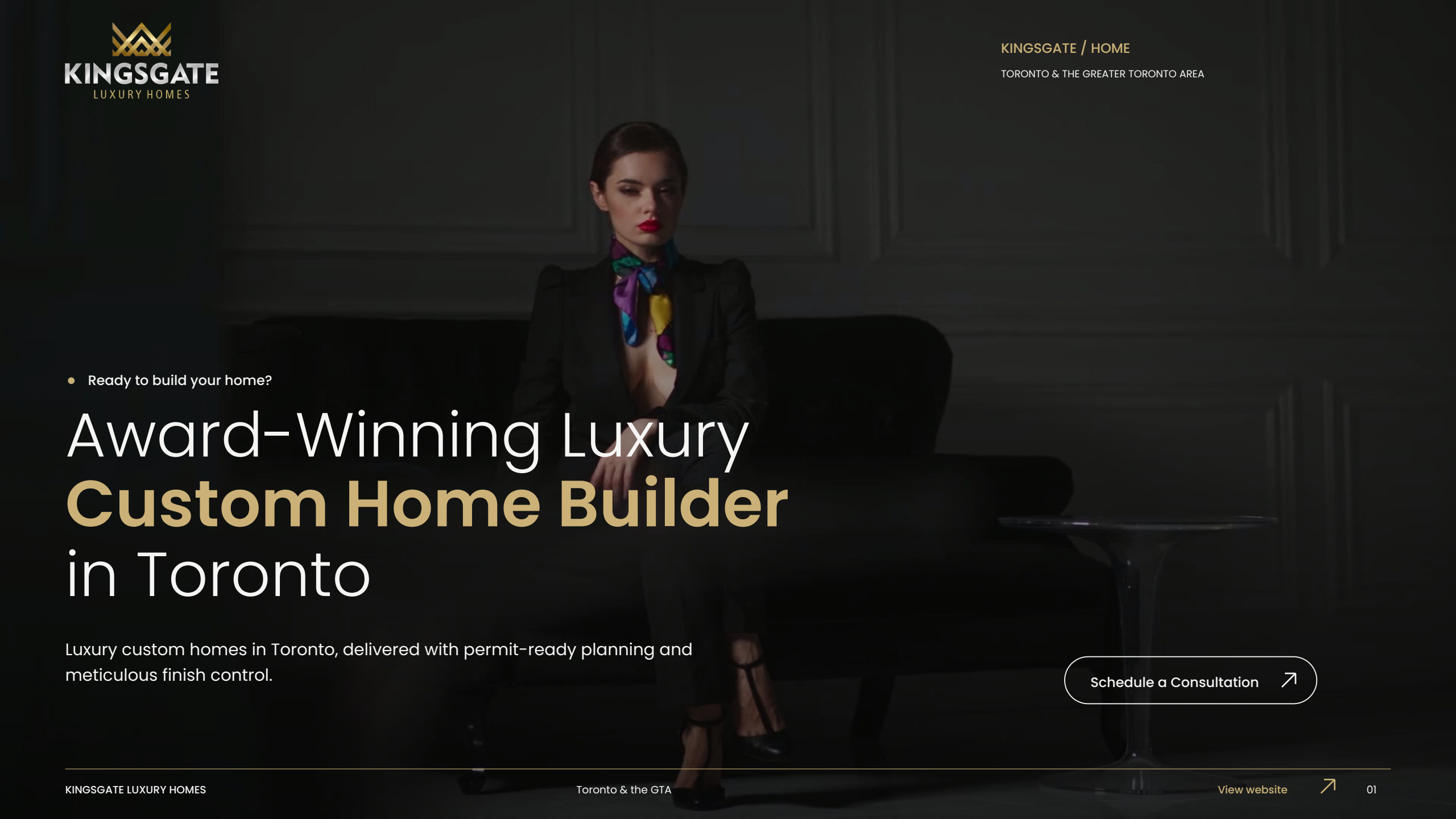


Ready to build your home?

Award-Winning Luxury **Custom Home Builder** in Toronto

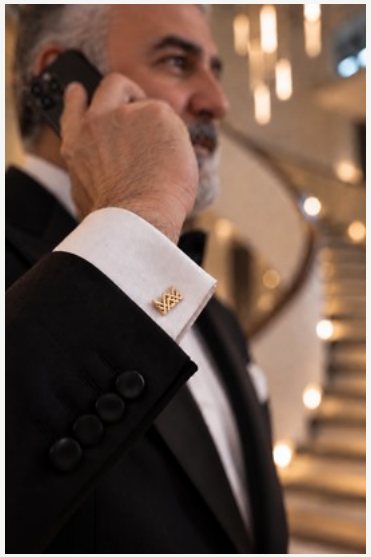
Luxury custom homes in Toronto, delivered with permit-ready planning and meticulous finish control.

Schedule a Consultation

THE PEOPLE BEHIND KINGSGATE

KingsGate Luxury Homes.
A personal story.

Meet Afshin Shirdarreh.
A vision of home that begins with you.



THE FOUNDER'S STORY

Afshin Shirdarreh

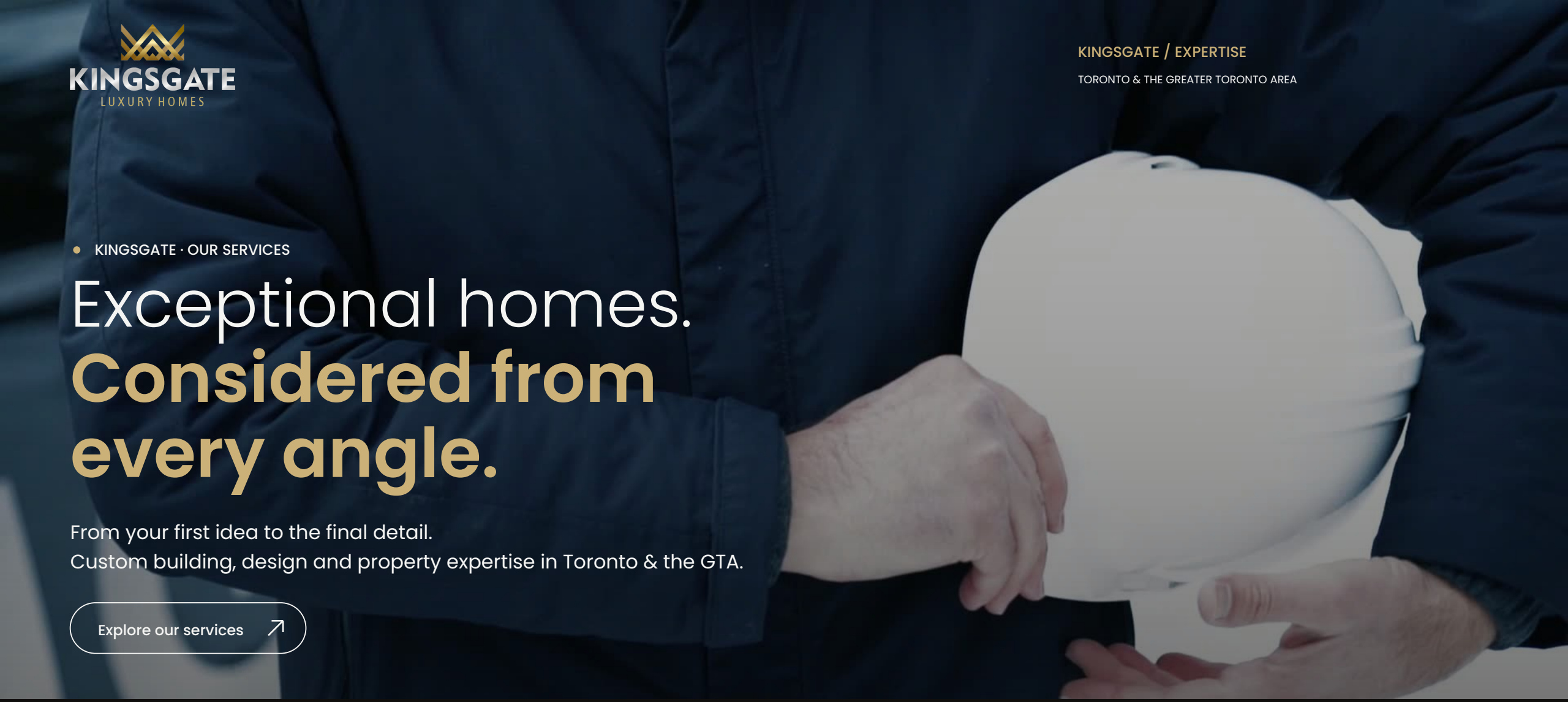
Owner, Kingsgate Luxury Homes

Afshin Shirdarreh's story begins in Isfahan. Today, as the owner of Kingsgate Luxury Homes, he is writing its next chapter in a field with deeply personal significance: the places people choose to call home.

A home represents years of ambition, a sense of belonging, and a vision for the future. For Afshin, understanding that personal story is where the client relationship begins—with a conversation about how people live, what they value, and what they hope to create.

That perspective shapes his approach at Kingsgate Luxury Homes: listening carefully, communicating clearly, and giving each client's priorities the attention they deserve. His aim is to make clients feel understood and confident as their vision takes shape.

From his beginnings in Isfahan to Kingsgate Luxury Homes, Afshin's own journey remains part of the story. The next chapter is about helping clients create a place for theirs.



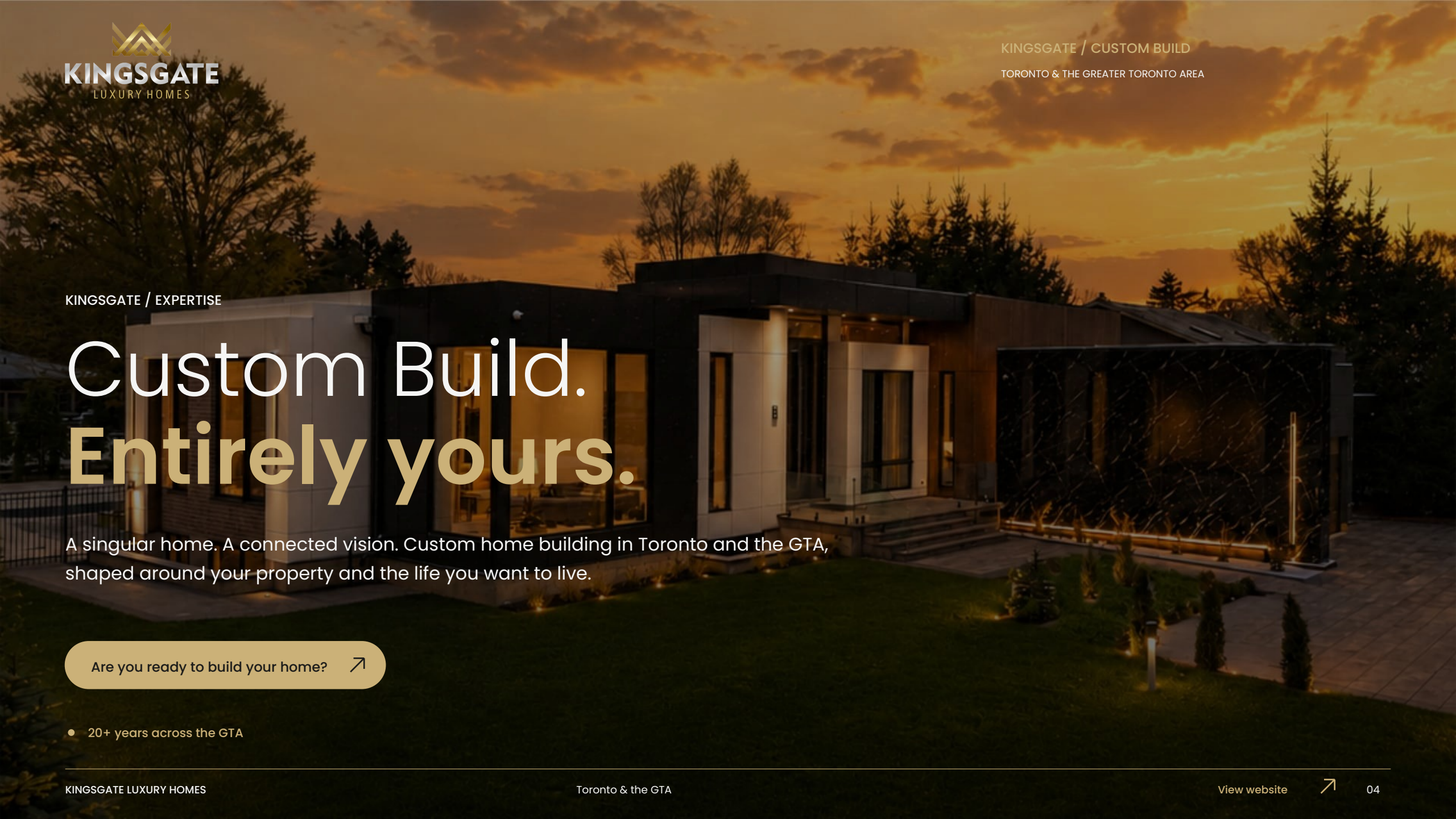
KINGSGATE · OUR SERVICES

Exceptional homes. **Considered from every angle.**

From your first idea to the final detail.
Custom building, design and property expertise in Toronto & the GTA.

Explore our services ↗

- Custom Home Building
- Home Renovation & Remodeling
- Construction Management
- Interior Design Consultant
- Property Development
- Real Estate Services



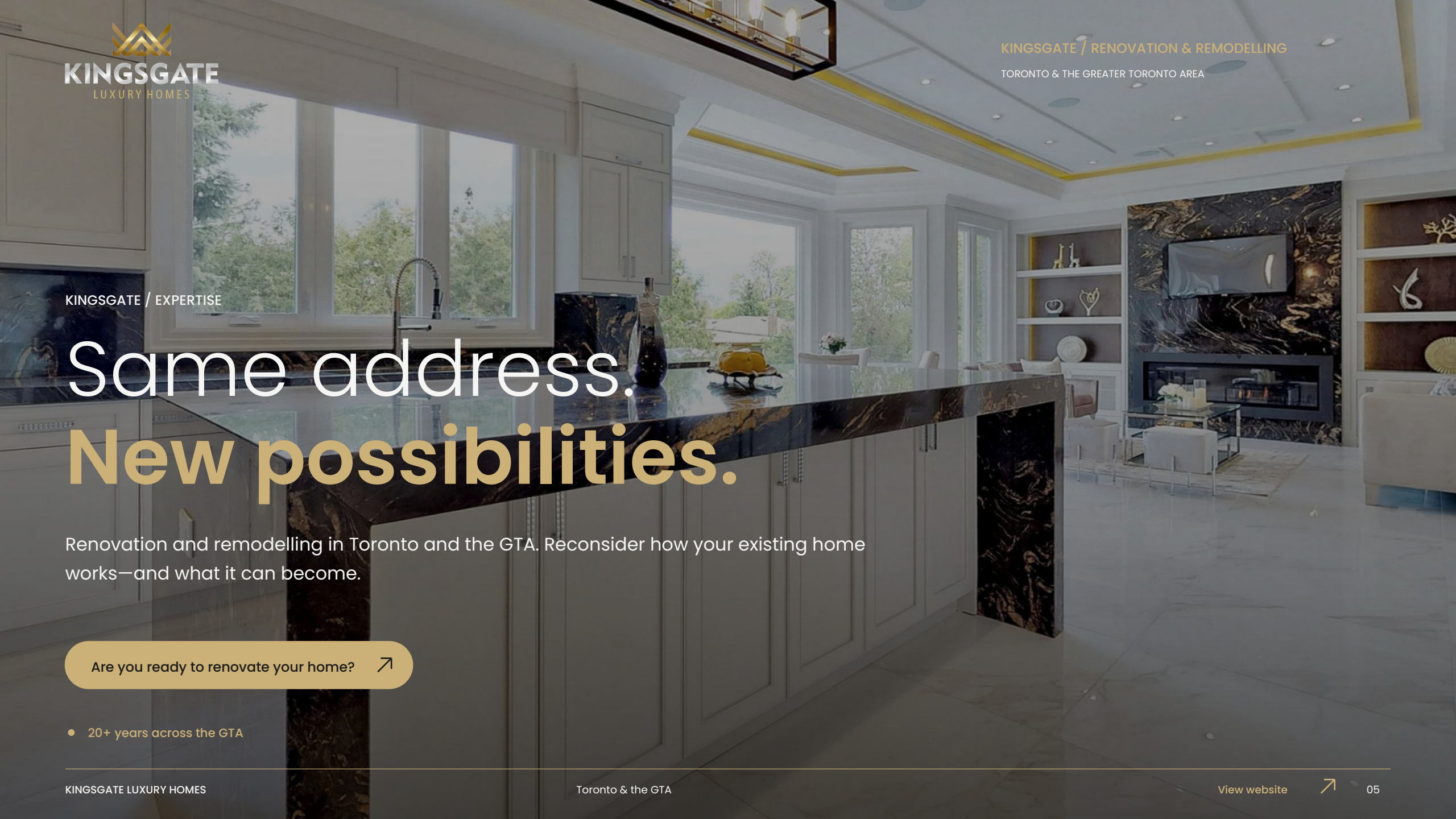
KINGSGATE / EXPERTISE

Custom Build.
Entirely yours.

A singular home. A connected vision. Custom home building in Toronto and the GTA, shaped around your property and the life you want to live.

Are you ready to build your home?

- 20+ years across the GTA



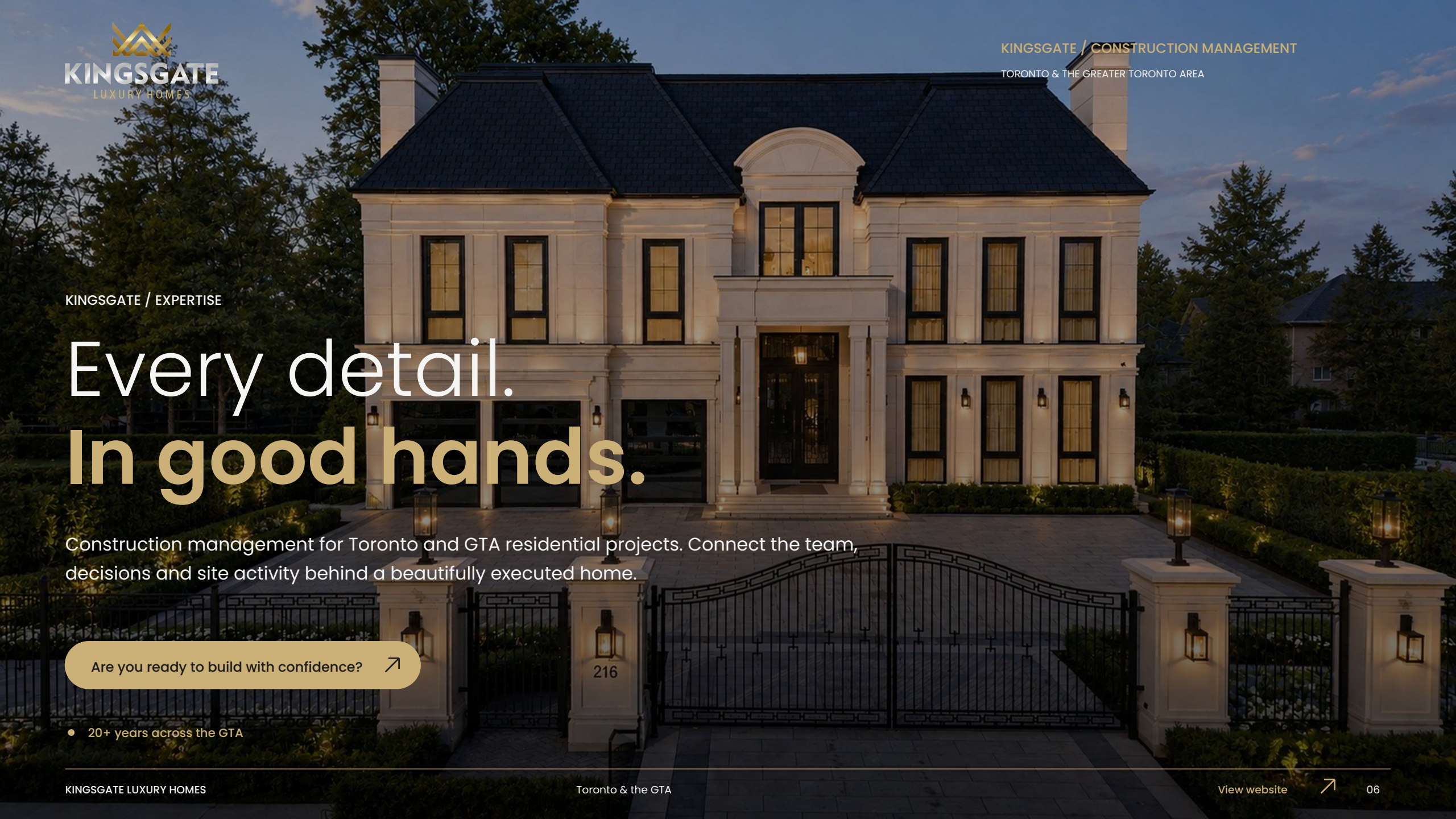
KINGSGATE / EXPERTISE

Same address.
New possibilities.

Renovation and remodelling in Toronto and the GTA. Reconsider how your existing home works—and what it can become.

Are you ready to renovate your home?

- 20+ years across the GTA



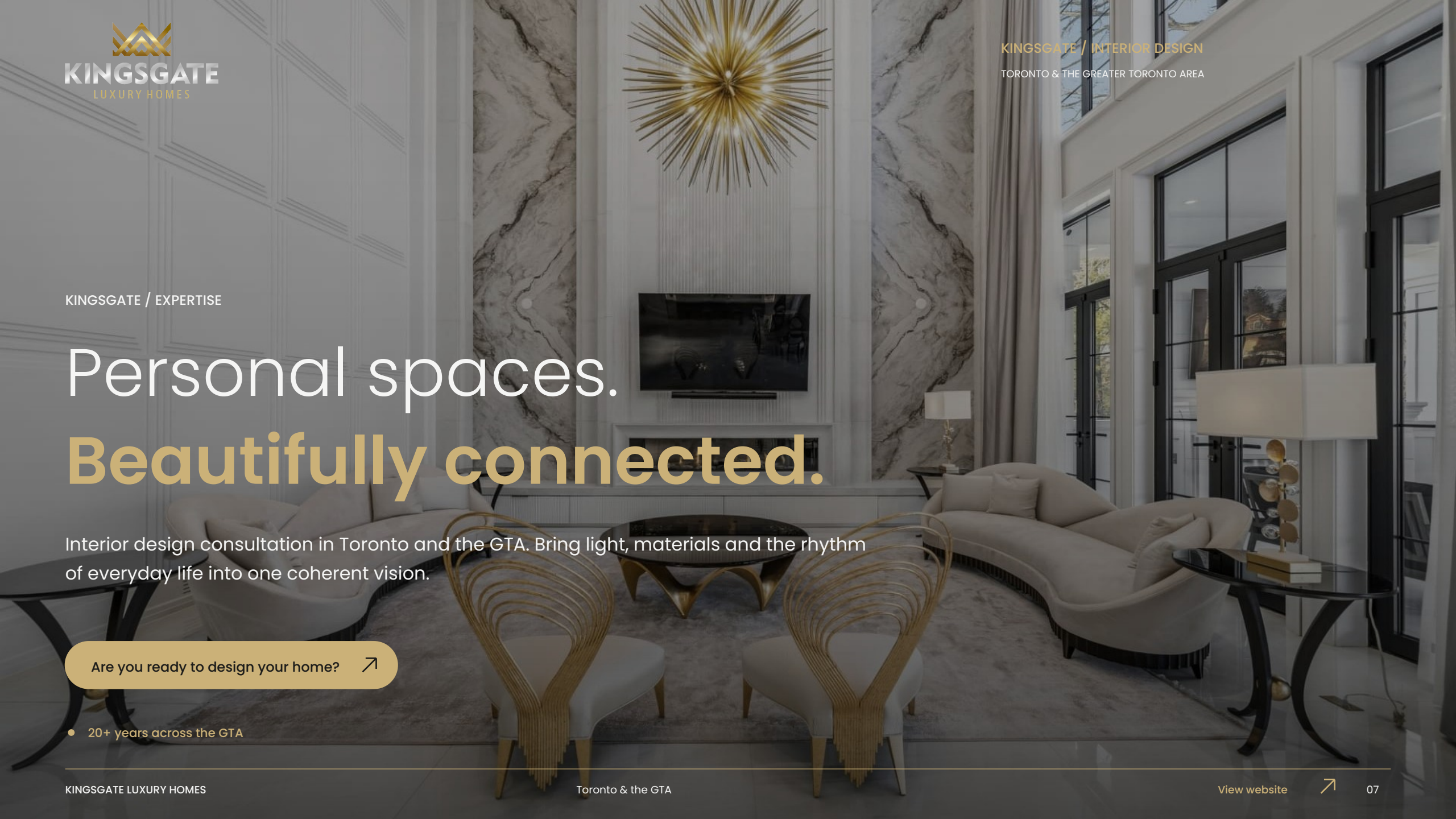
KINGSGATE / EXPERTISE

Every detail.
In good hands.

Construction management for Toronto and GTA residential projects. Connect the team, decisions and site activity behind a beautifully executed home.

Are you ready to build with confidence?

- 20+ years across the GTA



KINGSGATE / EXPERTISE

Personal spaces.
Beautifully connected.

Interior design consultation in Toronto and the GTA. Bring light, materials and the rhythm of everyday life into one coherent vision.

Are you ready to design your home?

- 20+ years across the GTA

KINGSGATE / EXPERTISE

See the potential.
Plan the possibility.

Property development in Toronto and the GTA. Connect site feasibility, design ambition and a considered delivery strategy before the next commitment.

Are you ready to develop your property?

- 20+ years across the GTA

KINGSGATE
LUXURY HOMES



- THE KINGSGATE IDEOLOGY

Personal by design.
Considered in every detail.

- **Begin with the person.**

  Your home starts with your life—not a predetermined design. Listening to your routines, priorities and aspirations gives every subsequent decision a purpose.

- **Balance beauty with living.**

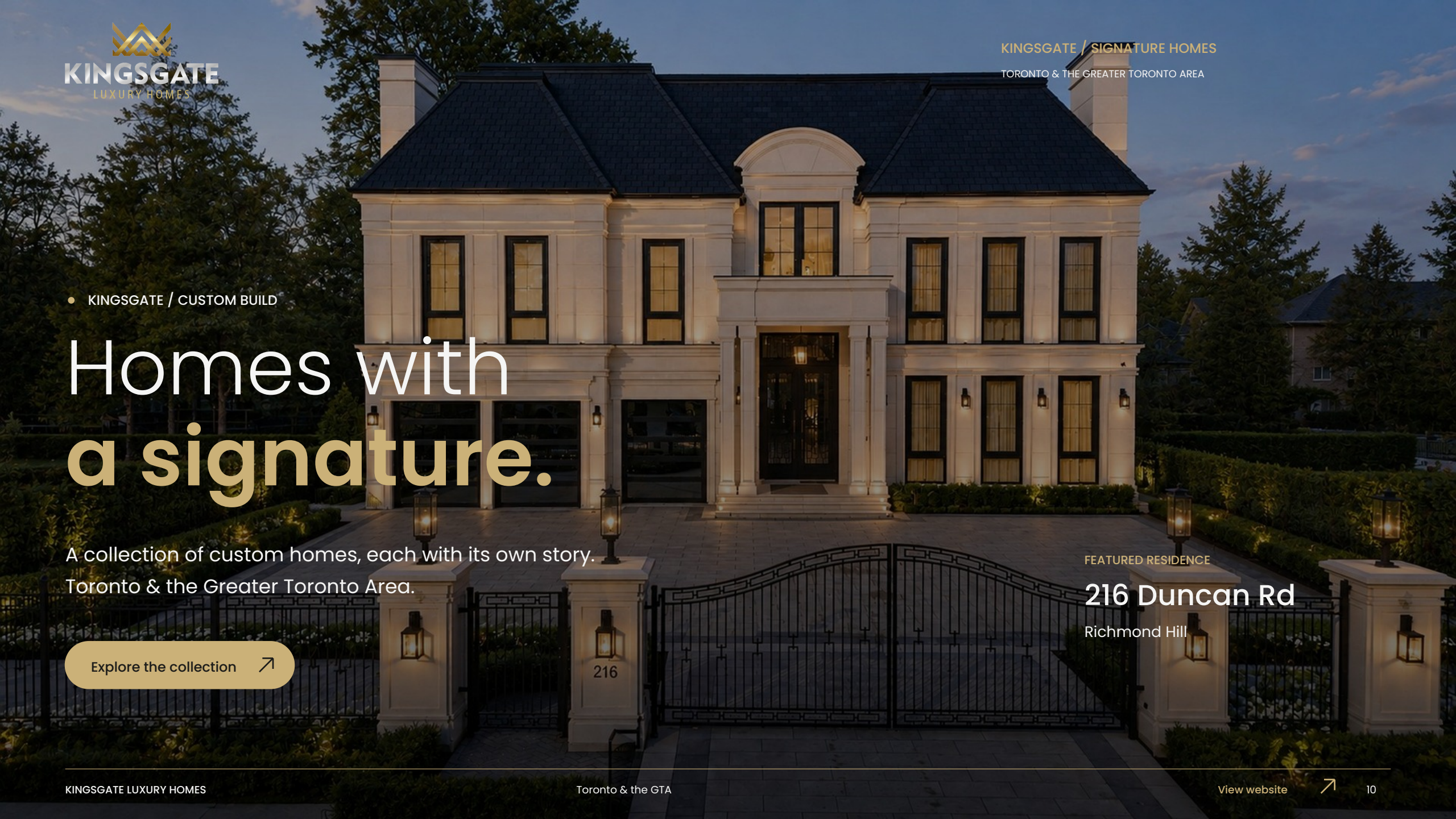
  Our philosophy brings form and function together. Thoughtful proportions, natural light and considered materials should support the way you actually use your home.

- **Make the details accountable.**

  A clear scope, documented decisions and milestone reviews connect the design ambition to the daily realities of a construction site.

- **Think beyond moving day.**

  A home should feel personal today and remain relevant as life evolves. Adaptable spaces, enduring materials and a careful handover belong in the conversation from the start.


KINGSGATE
LUXURY HOMES
KINGSGATE / SIGNATURE HOMES
TORONTO & THE GREATER TORONTO AREA
KINGSGATE / CUSTOM BUILD
Homes with
a signature.
A collection of custom homes, each with its own story.
Toronto & the Greater Toronto Area.
Explore the collection
FEATURED RESIDENCE
216 Duncan Rd
Richmond Hill
216

CUSTOM BUILD / RICHMOND HILL

216 Duncan Rd

Watch the home tour







Set behind a black iron gate on a mature, tree-lined lot, 216 Duncan Rd in Richmond Hill is one of the most complete homes KingsGate Luxury Homes has delivered. A French-inspired limestone exterior opens onto a domed foyer with a sweeping double staircase, and the home continues through a two-storey family room, a marble kitchen and a primary suite with two dressing rooms. Below grade it becomes a private wellness and entertainment level, with an indoor pool, steam room, cedar sauna, gym and home theatre.

CUSTOM BUILD / EAST GWILLIMBURY

27 Farr Ave







East Gwillimbury is not a municipality most people associate with ultra-luxury custom construction, but 27 Farr Ave is changing that conversation. KingsGate Luxury Homes delivered a sprawling single-storey contemporary bungalow on a generous private lot — one that combines a striking three-material facade, a multi-skylight flat roof, and interiors finished to the same standard you would expect from the firm's most celebrated North York projects. From the full-height Nero Marquina marble column anchoring the street elevation to the cedar sauna and in-ground pool tucked behind a grey-brick rear wall, this home is a complete luxury statement on a scale that only a large lot outside the city can accommodate.

CUSTOM BUILD / NORTH YORK

203 Newton Dr







Set on a deep, tree-lined lot in North York, 203 Newton Drive is a three-storey custom residence that pairs a hand-carved limestone facade with a calm, light-filled interior. The street view announces the home with crisp classical detailing, a dark shingled roof and a recessed arched entry, while the back of the house opens completely to the garden through multi-level decks and a walkout lower level. Inside, oak floors, coffered ceilings and an open-tread staircase tie the floors together, and the finishes move from warm walnut accents to cool Calacatta marble as you climb.

CUSTOM BUILD / NORTH YORK

146 Northwood Dr





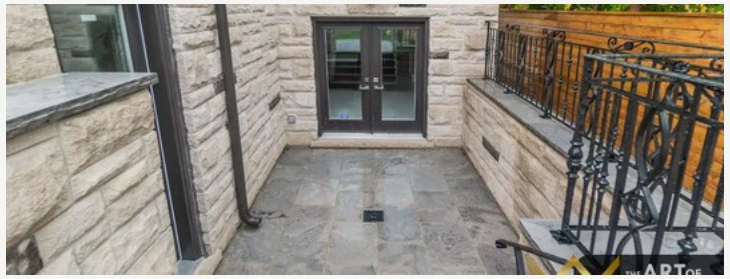


At 146 Northwood Dr in North York, KingsGate Luxury Homes built a stone chateau that wears its formality with ease. A mansard roof crowns three finished levels, oval and rectangular dormers break the rooflines, and inside a single sculptural staircase curves up beneath an oval skylight. This is a home of clear rooms and rich materials: carved limestone outside, marble and hardwood within, and a walkout lower level that holds a second full kitchen.

CUSTOM BUILD / RICHMOND HILL

107 Yongehurst Rd







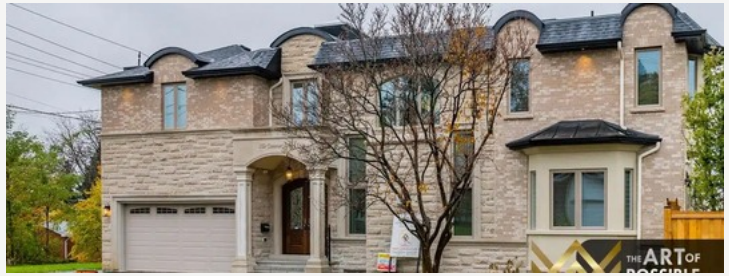
Set on a quiet Richmond Hill street, 107 Yongehurst Road is a KingsGate Luxury Homes custom build that marries the grandeur of a French chateau exterior with a thoroughly modern interior vocabulary. Hand-cut cream limestone cladding, a mansard-style dark slate roof, curved stone dormers and wrought iron balcony railings give the facade a sculptural presence from the street. Step through the arched front door and the contrast is immediate: polished white marble floors, walnut-panelled coffered ceilings, geometric laser-cut screen columns, and a dramatic staircase topped by a full-span leaded-glass skylight that floods every level with natural light. This home spans three finished levels including a walk-out lower level with a cedar sauna, an in-home elevator, a professionally equipped kitchen with a separate butler's pantry, and a primary suite that occupies its own wing of the upper floor.

CUSTOM BUILD / NORTH YORK

569 Cummer Ave





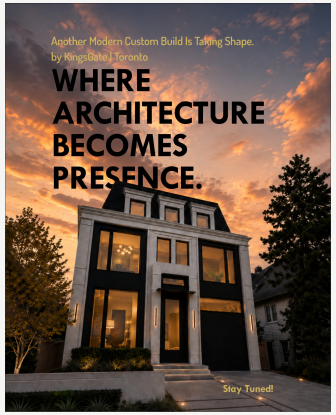


Set on a generous lot in North York's sought-after Bayview Village corridor, 569 Cummer Ave is a custom-built KingsGate Luxury Homes residence that blends a champagne-toned cut-stone facade with an interior defined by soaring volumes, glass, and refined two-tone finishes. From the double-height foyer with its tiered sculptural chandelier to the primary suite with French doors opening to a wrought iron Juliet balcony, every space was designed with both scale and comfort in mind.

- KINGSGATE / UNDER CONSTRUCTION

A new chapter.
Taking shape.

A new chapter of KingsGate custom homes is taking shape across Toronto and the GTA. Modern statements and modern-classic residences, designed around the way people want to live today. Completion is ahead. The next reveal is coming.



- Modern classic



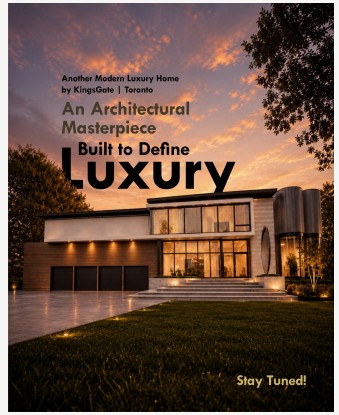
- Modern classic



- Modern



- Modern



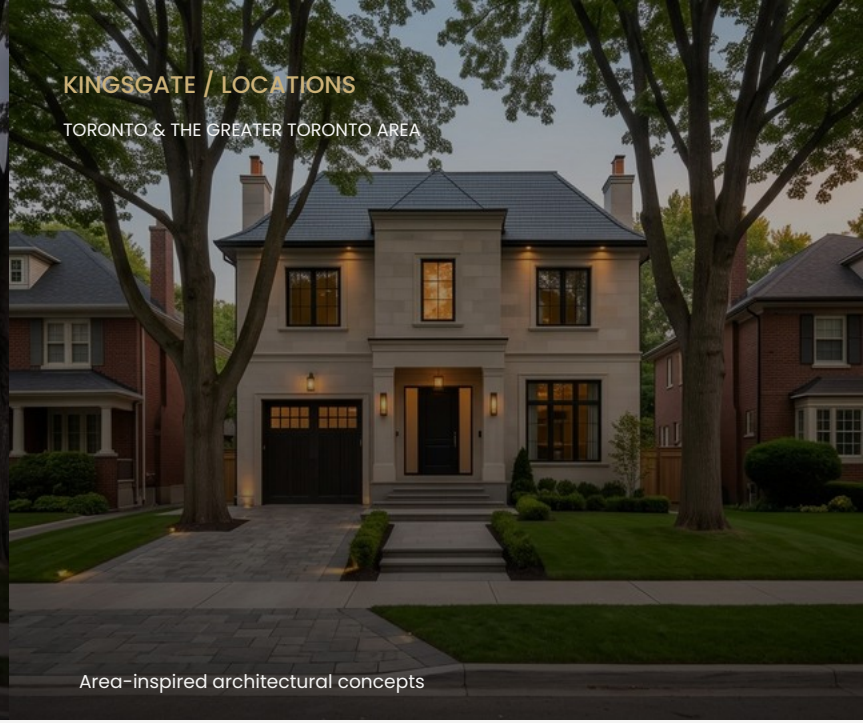
- Modern

KINGSGATE
LUXURY HOMES

KINGSGATE · LOCATIONS

Distinct places. **One KingsGate.**

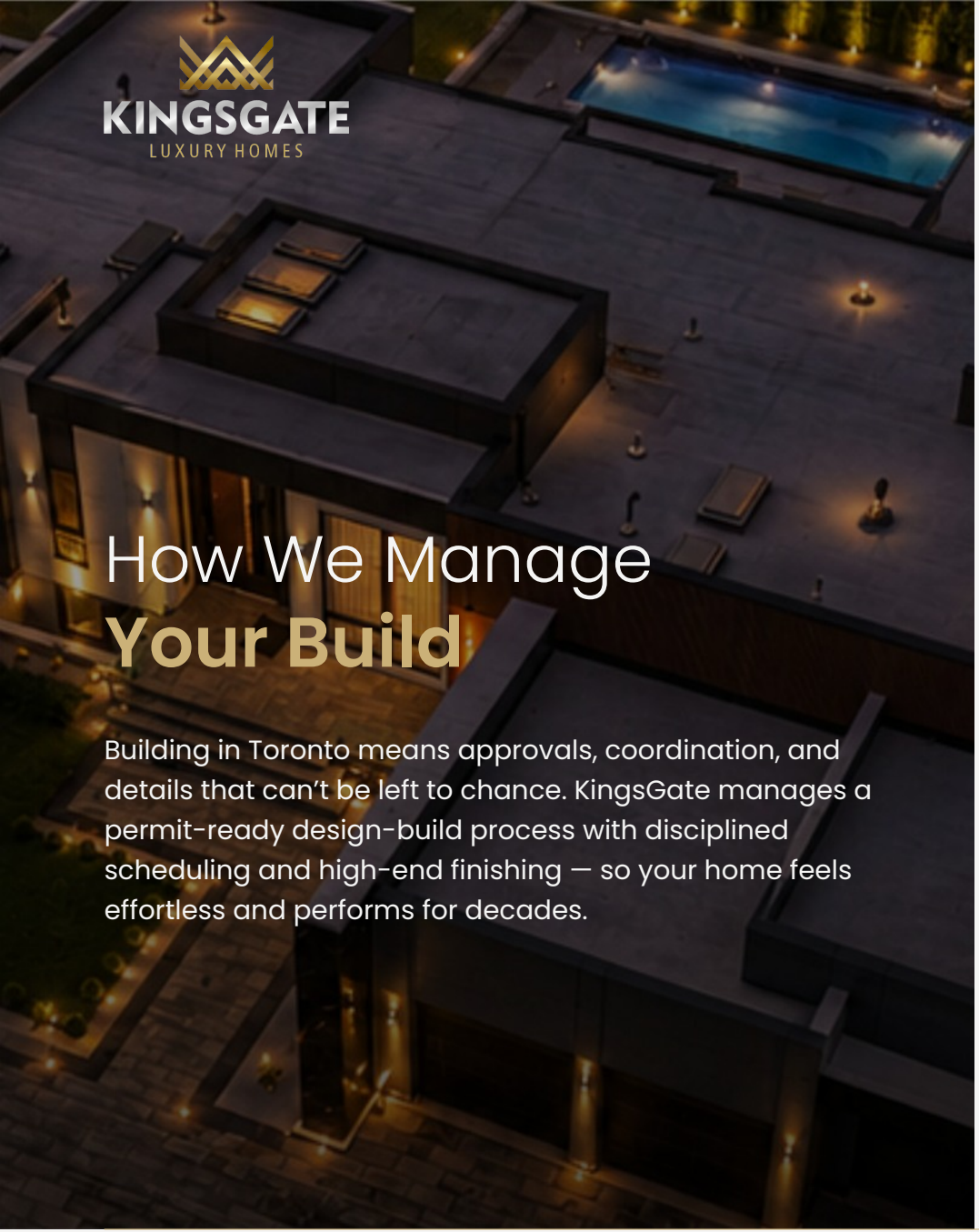
Luxury custom homes across Toronto & the GTA.
Designed around your life. Grounded in your neighbourhood.



Area-inspired architectural concepts

Find your place. Imagine what comes next.

- Toronto
- Richmond Hill
- North York
- King City
- Etobicoke
- Newmarket
- Aurora
- Markham
- Forest Hill
- Summerhill
- The Bridle Path
- The Beaches
- Rosedale
- Lawrence Park
- Post Rd
- Bayview Village
- Vaughan



KINGSGATE
LUXURY HOMES

How We Manage **Your Build**

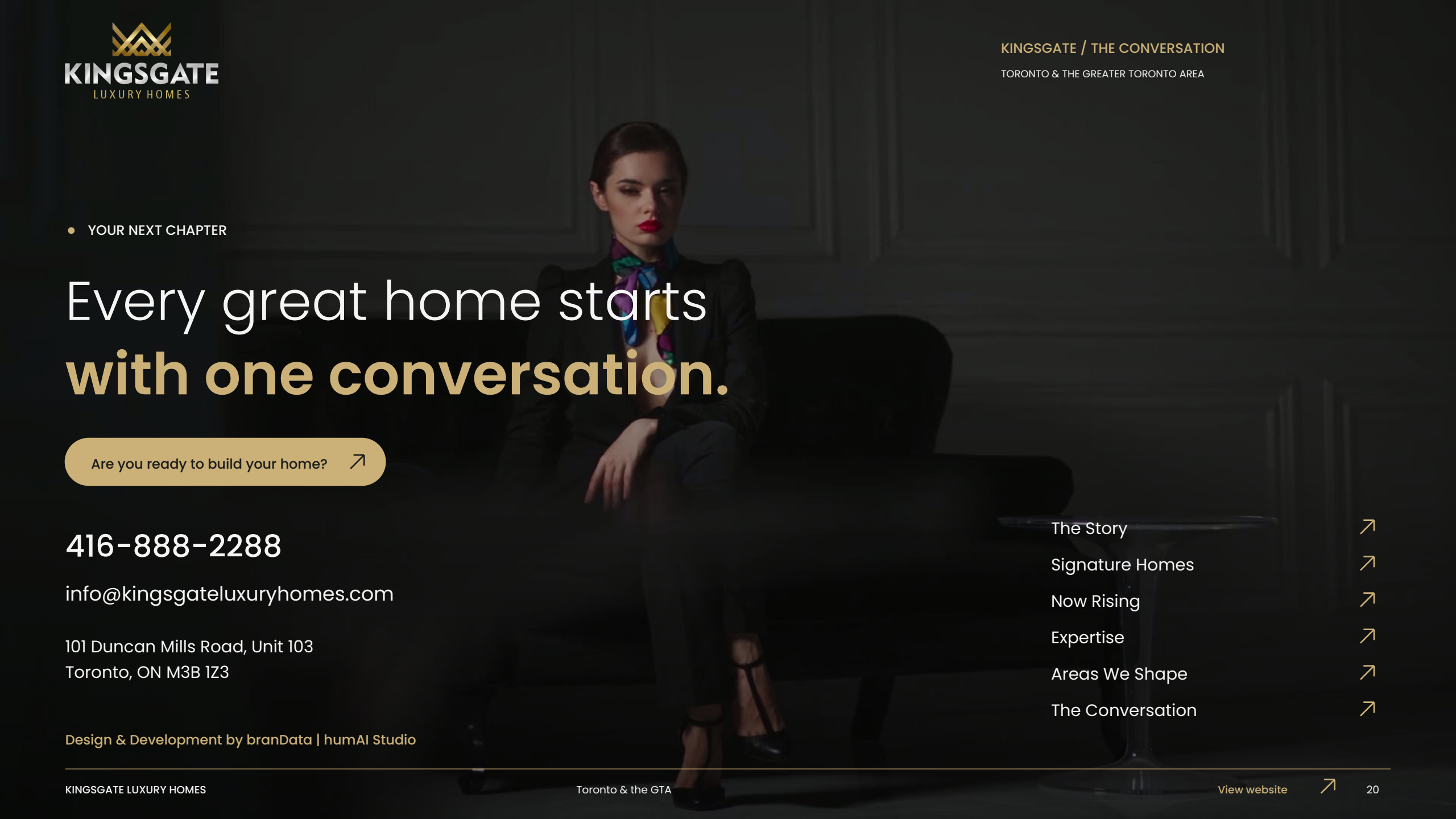
Building in Toronto means approvals, coordination, and details that can't be left to chance. KingsGate manages a permit-ready design-build process with disciplined scheduling and high-end finishing — so your home feels effortless and performs for decades.

A clear path. At every stage.

- **Listen & assess**
  Discuss the property, your priorities and the service or combination of services that fits.
- **Define & align**
  Coordinate design direction, feasibility, scope and a realistic budget framework.
- **Plan & prepare**
  Address approvals, selections, consultant input and procurement before work advances.
- **Coordinate & build**
  Manage site activity, track milestones and document decisions and changes.
- **Review & hand over**
  Walk through the finished work, identify close-out items and clarify project-specific support.

"KingsGate delivered amazing quality on time and on budget. Afshin's team was honest, friendly, reliable, and detail-focused. We absolutely love our home."

shahryar akhtari · Homeowner perspective



KINGSGATE
LUXURY HOMES

YOUR NEXT CHAPTER

Every great home starts **with one conversation.**

Are you ready to build your home?

416-888-2288

info@kingsgateluxuryhomes.com

101 Duncan Mills Road, Unit 103
Toronto, ON M3B 1Z3

The Story
Signature Homes
Now Rising
Expertise
Areas We Shape
The Conversation

Design & Development by branData | humAI Studio