



FOR SALE

DETACHED

MLS# C13143252

184 Poyntz Avenue, Toronto, ON M2N 1J6

Lansing-Westgate, Toronto · M2N 1J6

C\$ 4,098,000

5	6	4,250	6	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

****Welcome to ***LUXURIOUS***EXCEPTIONAL----**JEWEL, Custom-Built in 2024 Residence-----ONE OF A KIND/Impeccable Quality in area-----Spacious, 4000 sq.ft(1st/2nd floors) UNIQUE-Stylish living area + Prof. finished w/out basement*****This home is perfect for discerning buyers seeking luxury, comfort, and style***Enter to find a "STUNNING" foyer with rich panelled-----The main floor office provides a refined retreat and soaring ceilings(approximately 21ft) draw your eye upward.This home offers spaciouly-designed, open concept living/dining rooms, and the home's elegant-posture & airy atmosphere. Heated Driveway + Heated all washroom& basement The dream gourmet kitchen offers a top-of-the-line appliance(SUBZERO & WOLF BRAND) tunnig large centre islands & pot filler, indirect lightings and seamless flow into a spacious breakfast area leading to the sundeck-open view of backyard.The fully finished walk-out basement includes heated floors thru-out, a large recreation room area with wet bar, a 2nd laundry room.Walking distance to parks, ravine, tennis court, shopping, restaurants, schools, TTC and 401.**

FEATURES

- ✓ Basement
- ✓ Waterfront
- ✓ Garage
- ✓ Fireplace
- ✓ Rec./Commun.Centre
- ✓ Park
- ✓ Place Of Worship
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

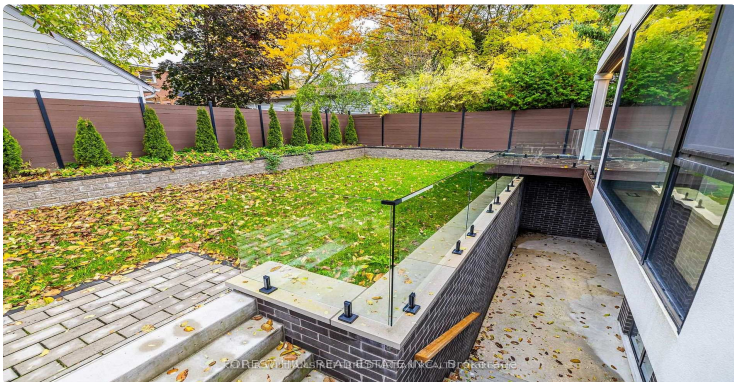
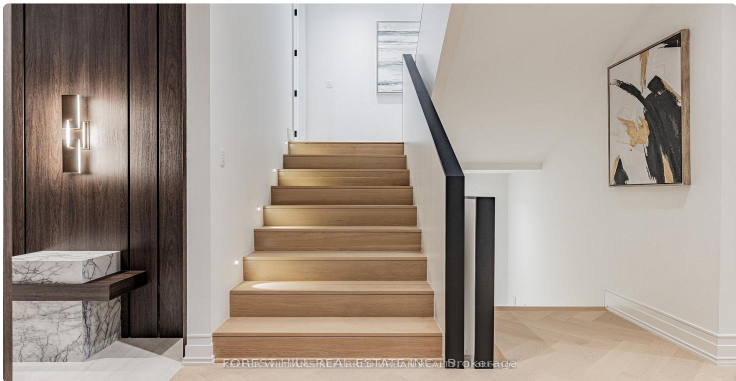
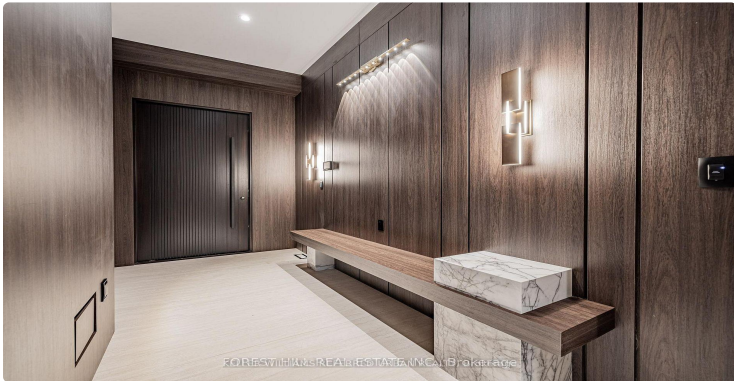
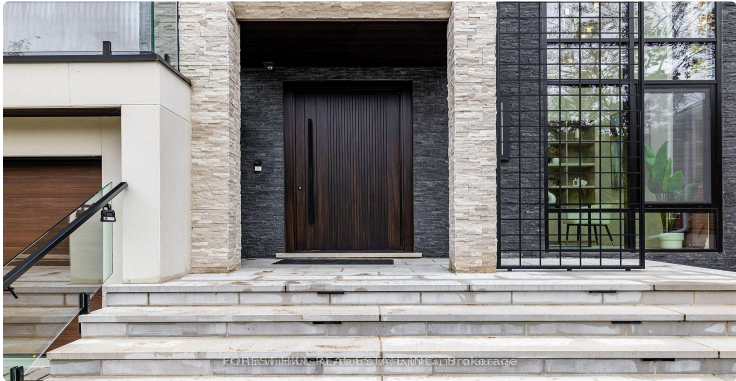
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Walk-Out, Finished
FACING	North
AGE	0-5 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$17,917
POSTAL CODE	M2N 1J6
NEIGHBOURHOOD	Lansing-Westgate

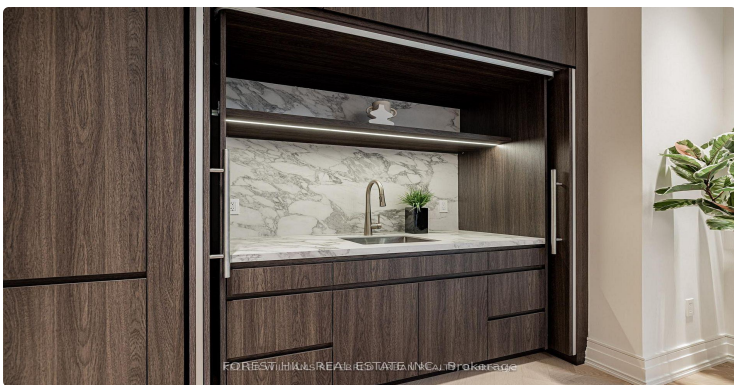
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Porcelain Floor, Panelled, Pot Lights
Library	Main	—	Window Floor to Ceiling, Hardwood Floor, B/I Shelves

ROOM	LEVEL	DIMENSIONS	FEATURES
Great Room	Main	—	Gas Fireplace, W/O To Deck, Built-in Speakers
Dining Room	Main	—	Hardwood Floor, Bar Sink, Built-in Speakers
Kitchen	Main	—	B/I Appliances, Centre Island, Open Concept
Bedroom 2	In Between	—	3 Pc Ensuite, Hardwood Floor, B/I Closet
Primary Bedroom	Second	—	6 Pc Ensuite, Fireplace, Hardwood Floor
Bedroom 3	Second	—	3 Pc Ensuite, Hardwood Floor, B/I Closet
Laundry	Second	—	Laundry Sink
Bedroom 4	Third	—	3 Pc Ensuite, Hardwood Floor, B/I Vanity
Mud Room	Lower	—	Access To Garage, B/I Vanity
Recreation	Basement	—	Heated Floor, W/O To Terrace, Wet Bar
Den	Basement	—	Heated Floor
Laundry	Basement	—	Laundry Sink

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.