



FOR SALE

DETACHED

MLS# C13462116

# 40 Old Colony Road, Toronto, ON M2L 2K1

St. Andrew-Windfields, Toronto · M2L 2K1

C\$ 6,995,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 7        | 10        | —     | 10      | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Nestled Within Bayview Gardens Most Iconic Street - Old Colony Road. This Magnificent Residence Boasts A 100' Frontage And Over 12,000 SqFt Of Living Space. Offers Unparalleled Curb Appeal And A Grand Entrance. A Spacious Living Room With Soaring Vaulted Ceilings, Inviting An Abundance Of Natural Light And Creating A Bright Atmosphere That Features A Charming Sunroom. The Dining Room, With Its Picturesque Garden Views, Sets The Stage For Unforgettable Family Gatherings. The Chef's Kitchen Is A Culinary Delight, Featuring A Breakfast Area, Multiple Skylights, And Top-Of-The-Line Appliances. Retreat To The Luxurious Primary Bedroom, A Serene Haven Flooded With Natural Light. The Five-Piece Ensuite Bath Offers A Spa-Like Experience, While The Walk-In Closet Ensures Ample Storage. Each Of The Remaining Bedrooms Are Generously Sized, Equipped With Double Closets, And Features A Four-Piece Ensuite Bathroom, Ensuring Comfort. The Lower Level Is An Entertainer's Paradise, Boasting A Massive Recreation Room With Coffered Ceilings, A Wet Bar, And A Complete Kitchen. This Versatile Space Is Ideal For Hosting Large Gatherings. Outside, The Backyard Oasis Awaits. A Beautiful Patio Offers The Perfect Spot For Al Fresco Dining And Summer Barbecues, While The Pool Invites You To Cool Off And Relax. This Exquisite Property Combines Luxury And Functionality. Just Minutes To Top Schools, Shops, Eateries, Golf & Easy Highway Access.

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

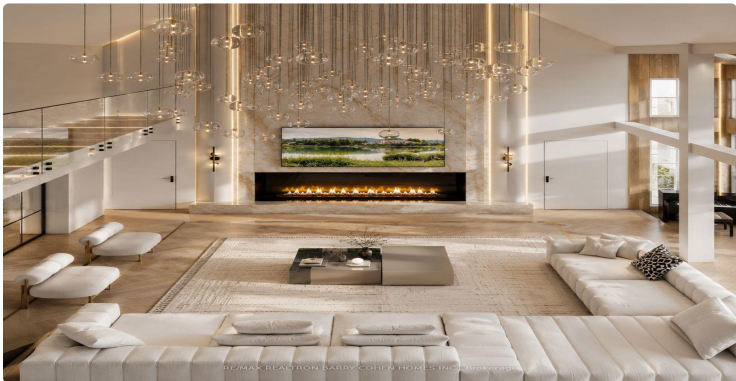
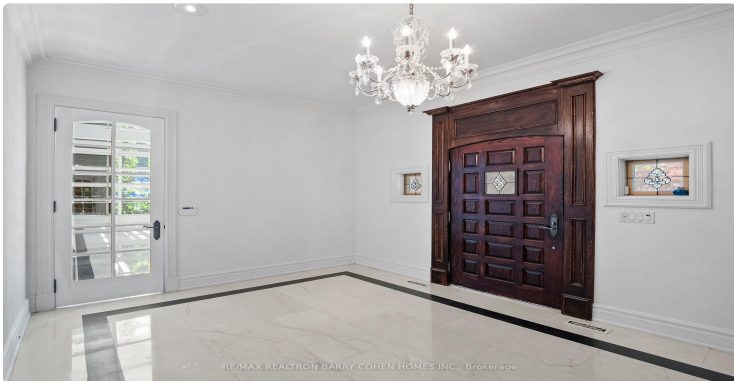
|                |                       |
|----------------|-----------------------|
| PROPERTY TYPE  | Detached              |
| LISTING STATUS | For Sale              |
| STYLE          | 2-Storey              |
| PROPERTY TYPE  | Detached              |
| BASEMENT       | Finished              |
| FACING         | North                 |
| AREA RANGE     | 5000 + sqft           |
| PARKING        | 10 spaces             |
| ANNUAL TAX     | \$34,591              |
| POSTAL CODE    | M2L 2K1               |
| NEIGHBOURHOOD  | St. Andrew-Windfields |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                              |
|-------------|-------|------------|-------------------------------------------------------|
| Living Room | Main  | —          | Gas Fireplace, Combined w/Sunroom, Vaulted Ceiling(s) |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                            |
|-----------------|--------|------------|-----------------------------------------------------|
| Dining Room     | Main   | —          | Crown Moulding, Overlooks Garden, Hardwood Floor    |
| Family Room     | Main   | —          | Hardwood Floor, W/O To Yard, Built-in Speakers      |
| Kitchen         | Main   | —          | Skylight, Centre Island, Breakfast Area             |
| Library         | Main   | —          | Gas Fireplace, B/I Shelves, Picture Window          |
| Primary Bedroom | Second | —          | Vaulted Ceiling(s), Walk-In Closet(s), 5 Pc Ensuite |
| Bedroom 2       | Second | —          | Hardwood Floor, 4 Pc Ensuite, Double Closet         |
| Bedroom 3       | Second | —          | 4 Pc Ensuite, Hardwood Floor, Double Closet         |
| Bedroom 4       | Second | —          | Double Closet, 4 Pc Ensuite, Hardwood Floor         |
| Bedroom 5       | Second | —          | Hardwood Floor, Double Closet, 4 Pc Ensuite         |
| Bathroom        | Second | —          | 4 Pc Ensuite, Hardwood Floor, Double Closet         |
| Recreation      | Lower  | —          | Wet Bar, Fireplace, Hardwood Floor                  |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.