



FOR LEASE

DETACHED

MLS# C13598398

40 Heathview Avenue, Toronto, ON M2K 2C1

Bayview Village, Toronto · M2K 2C1

C\$ 8,000/mo

4	4	4,250	8	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An Architectural Gem On A Ravine Lot In Prestigious Bayview Village Set On An Exceptional 64.5' x 236.5' Ravine Lot In One Of Toronto's Most Coveted Enclaves -- This Grand Raised Bungalow Boasts Over 5,000 Sq. Ft. Of Refined Living Space, Seamlessly Blending Timeless Elegance With Modern Luxury. The Main Level Showcases A Light-Filled Living Room Framed By Expansive Picture Windows Overlooking A Secluded Backyard Oasis. A Formal Dining Room Opens To A Walkout Deck, Creating A Seamless Indoor-Outdoor Flow For Sophisticated Entertaining. Gourmet Eat-In Kitchen Is A Chefs Dream, Featuring Double Built-In Ovens, Stone Backsplash, Two Sinks, Abundant Cabinetry, And Premium Appliances Throughout. The Opulent Primary Retreat Offers A Five-Piece Spa-Inspired Ensuite, A Walk-In Closet, And Tranquil Views Of The Lush Ravine. Two Additional Upper-Level Bedrooms Offer Generous Space, Double Closets, And Access To A Thoughtfully Designed Three-Piece Bath With Walk-In Shower. The Expansive Walk-Out Lower Level Is Tailored For Relaxation And Entertaining, Highlighted By A Gas Fireplace, Spacious Recreation Room, Additional Bedroom, Separate Laundry Room With Built-Ins, And Ample Storage. Step Outside To A Resort-Caliber Backyard Featuring A Heated Pool With Waterfall, Covered Patio, The Full Outdoor Kitchen Is Equipped With Dual BBQs, A Running Water Sink, Mini Fridge, Generous Counter Space, And Storage Perfect For Hosting At Scale. With Four Separate Entrances, A Ravine-Lined Lot, And Access To Top-Tier Schools Including Earl Haig Secondary, This Rare Offering Combines Prestige, Privacy, & An Unmatched Lifestyle. Minutes From Bayview Village, Highways, And Transit. This home is fully furnished.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Out
FACING	West
AREA RANGE	3500-5000 sqft
PARKING	8 spaces
POSTAL CODE	M2K 2C1
NEIGHBOURHOOD	Bayview Village

ROOM BREAKDOWN

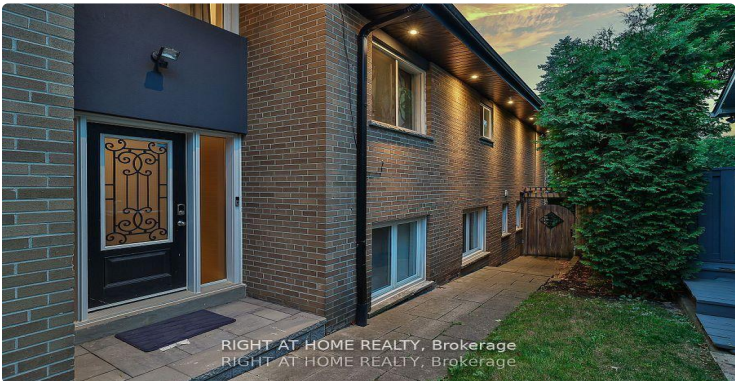
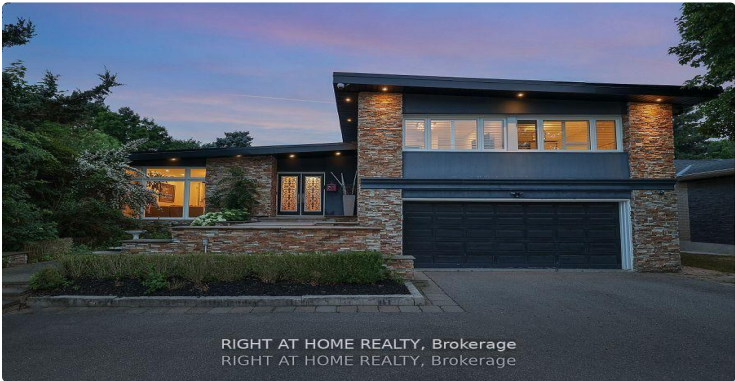
ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 4	Upper	3.53 x 3.37	Broadloom, Double Closet

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RIGHT AT HOME REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	5.68 x 4.38	Broadloom, 4 Pc Ensuite, Walk-In Closet(s)
Dining Room	Main	4.95 x 3.91	Hardwood Floor, Fireplace, Walk-Out
Bedroom 3	Upper	4.33 x 3.39	Broadloom, Double Closet
Kitchen	Main	5.64 x 5.12	Hardwood Floor, Eat-in Kitchen, Updated
Bedroom 2	Main	3.79 x 3.41	Broadloom, 3 Pc Ensuite
Living Room	Main	6.28 x 4.88	Hardwood Floor, Picture Window, Fireplace
Solarium	Main	7.02 x 3.50	Gas Fireplace, Walk-Out
Bedroom 4	Lower	3.67 x 3.37	Broadloom, Double Closet, 2 Pc Ensuite

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.