



RE/MAX ATRIUM HOME REALTY, Brokerage

FOR SALE

DETACHED

MLS# C13674474

18 Heathcote Avenue, Toronto, ON M2L 1Y7

St. Andrew-Windfields, Toronto · M2L 1Y7

C\$ 5,500,000

6	8	—	9	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Custom-Built, Palatial & Stately Residence in the prestigious York Mills and Bayview Neighbourhood! ----This exceptional south-facing home is situated on a premium 75-foot lot on coveted Heathcote Avenue. Offering approximately 5,750 sq. ft. above grade plus a fully finished walkout basement-over 8,000 sq. ft. of total living space. ----- Beautifully appointed with outstanding attention to detail, sophisticated design, and high-end finishes throughout. The grand foyer opens to elegant living and formal dining areas, while the spacious family room and breakfast area flow seamlessly into the gourmet kitchen, complete with an oversized centre island and top-of-the-line appliances. Large windows overlook the beautifully landscaped and exceptionally private backyard oasis with an expansive deck and mature trees. The luxurious Master suite features a generously sized ensuite and walk-in closet. Four additional bedrooms with Ensuite bathrooms provide exceptional comfort and privacy for family and guests. The finished walkout basement is designed for entertaining and extended family living, featuring a spacious recreation room, wet bar, nanny suite, sauna, and wine cellar.An outstanding location within walking distance of Windfields Middle School and York Mills Collegiate, and close to Harrison Public School, Edwards Gardens, the Granite Club, and Post Road. A remarkable opportunity to enjoy luxurious family living in one of Toronto's most prestigious neighbourhoods!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

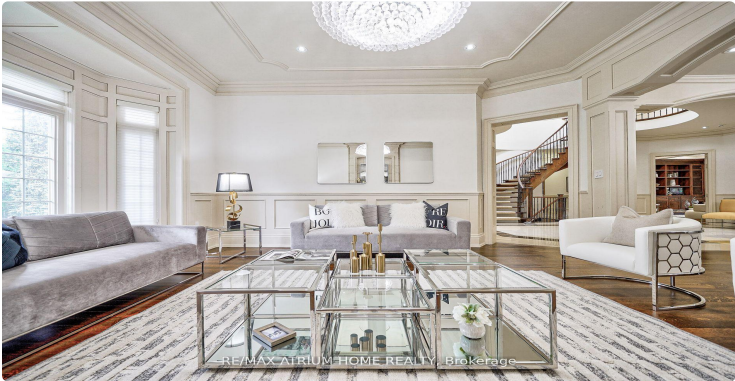
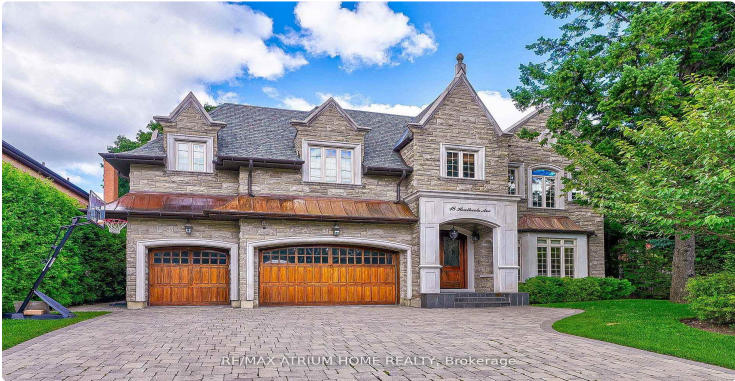
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AGE	6-15 years
AREA RANGE	5000 + sqft
PARKING	9 spaces
ANNUAL TAX	\$32,923
POSTAL CODE	M2L 1Y7
NEIGHBOURHOOD	St. Andrew-Windfields

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
18 Heathcote Avenue, Toronto, ON M2L 1Y7			
RE/MAX ATRIUM HOME REALTY			

Living Room	Main	5.88 x 4.85	Hardwood Floor, Gas Fireplace, Formal Rm
Dining Room	Main	4.88 x 4.24	Hardwood Floor, Separate Room, Halogen Lighting
Kitchen	Main	5.72 x 4.78	Family Size Kitchen, Centre Island, Stainless Steel Appl
Breakfast	Main	4.60 x 3.17	W/O To Garden, Overlooks Family, Large Window
Family Room	Main	6.07 x 3.80	Open Concept, B/I Bookcase, Hardwood Floor
Library	Second	6.10 x 2.80	B/I Bookcase, Hardwood Floor, W/O To Garden
Primary Bedroom	Second	7.83 x 4.85	Hardwood Floor, His and Hers Closets, 6 Pc Ensuite
Bedroom 2	Second	5.00 x 3.48	Closet Organizers, Hardwood Floor, 4 Pc Ensuite
Bedroom 3	Second	5.06 x 4.50	Closet Organizers, Hardwood Floor, 4 Pc Ensuite
Bedroom 4	Second	4.86 x 3.93	Closet Organizers, Hardwood Floor, 3 Pc Ensuite
Bedroom 5	Second	4.86 x 3.93	Closet Organizers, Hardwood Floor, 4 Pc Ensuite
Recreation	Basement	11.33 x 8.50	Hot Tub, Wet Bar, Walk-Out

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ATRIUM HOME REALTY

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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.