



FOR SALE

DETACHED

MLS# C13721642

# 164 Owen Boulevard, Toronto, ON M2P 1G7

St. Andrew-Windfields, Toronto · M2P 1G7

C\$ 4,380,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 5         | 4,250 | 8       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to this exceptional residence in the prestigious St. Andrew-Windfields community, nestled on a quiet, tree-lined street surrounded by luxury homes. Boasting approximately 4,600 sq. ft. above grade, this stately home features 10 ft ceilings on the main floor, grand principal rooms, and a soaring cathedral foyer. The panelled main-floor library and chef-inspired kitchen with granite centre island and breakfast area offer both elegance and functionality. Refined details such as vaulted ceilings, rich architectural finishes, and bright, open spaces enhance everyday living. The expansive primary suite boasts his-and-hers walk-in closets and a luxurious 6-piece ensuite. The walk-out lower level is ideal for entertaining, offering multiple recreation zones, a wet bar, a nanny/in-law suite, and direct access to a lush, park-like backyard with a rare 190 ft depth. Located in one of Toronto's most sought-after school districts - York Mills Collegiate Institute, Owen Public School, and St. Andrew's Middle School - this home is perfect for families seeking luxury, comfort, and top-tier education.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

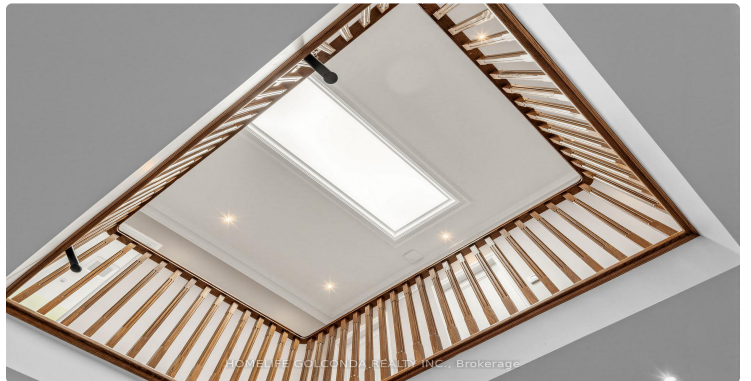
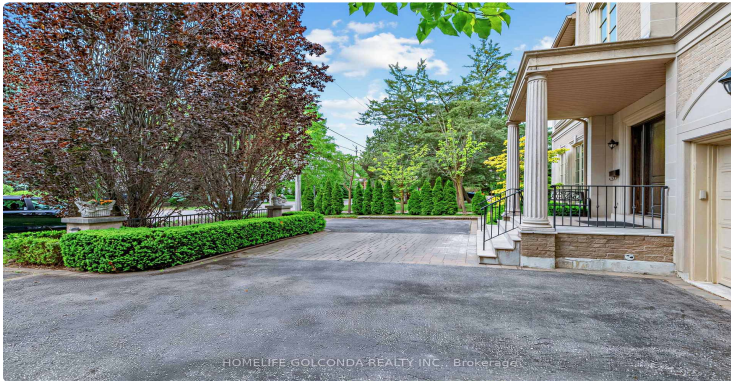
|                |                       |
|----------------|-----------------------|
| PROPERTY TYPE  | Detached              |
| LISTING STATUS | For Sale              |
| STYLE          | 2-Storey              |
| PROPERTY TYPE  | Detached              |
| BASEMENT       | Finished, Walk-Out    |
| FACING         | North                 |
| AREA RANGE     | 3500-5000 sqft        |
| PARKING        | 8 spaces              |
| ANNUAL TAX     | \$23,113              |
| POSTAL CODE    | M2P 1G7               |
| NEIGHBOURHOOD  | St. Andrew-Windfields |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS  | FEATURES                                           |
|-------------|--------|-------------|----------------------------------------------------|
| Library     | Main   | 3.69 x 3.39 | French Doors, Hardwood Floor, Panelled             |
| Bedroom 2   | Second | 5.15 x 5.13 | Semi Ensuite, Double Closet, California Shutters   |
| Family Room | Main   | 5.55 x 4.29 | Vaulted Ceiling(s), California Shutters, Broadloom |

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                                                |
|-----------------|--------|-------------|---------------------------------------------------------|
| Recreation      | Lower  | 8.53 x 6.57 | W/O To Garden, Wet Bar, Broadloom                       |
| Living Room     | Main   | 4.25 x 4.63 | Sunken Room, California Shutters, Combined w/Dining     |
| Breakfast       | Main   | 3.77 x 7.89 | W/O To Deck, B/I Desk, Hardwood Floor                   |
| Dining Room     | Main   | 4.24 x 5.13 | Coffered Ceiling(s), Crown Moulding, Swing Doors        |
| Kitchen         | Main   | 4.83 x 4.13 | Centre Island, Granite Counters, Breakfast Bar          |
| Bedroom 3       | Second | 4.26 x 5.21 | Walk-In Closet(s), Semi Ensuite, Broadloom              |
| Primary Bedroom | Second | 7.22 x 5.35 | His and Hers Closets, 6 Pc Ensuite, Coffered Ceiling(s) |
| Bedroom 4       | Lower  | 4.08 x 5.16 | 3 Pc Ensuite, Walk-In Closet(s), California Shutters    |

## GALLERY





## LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.