



FOR SALE

DETACHED

MLS# C13776226

189 Empress Avenue, Toronto, ON M2N 3T7

Willowdale East, Toronto · M2N 3T7

C\$ 2,588,000

5	6	2,750	4	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Steps to the top-ranking Hollywood P.S. & Earl Haig S.S., situated in the prestigious Willowdale East community, this exceptional 9-year-old custom-built 4+1 bedroom, 6-bathroom detached home has been meticulously maintained by its original owner. Lightly occupied with minimal cooking and use, the residence remains in near-mint, pristine condition. Thoughtfully designed with a unique and functional layout, the home showcases extensive hardwood and marble flooring, elegant wainscoting and wall paneling, custom built-ins, crown mouldings, LED pot lights, and impressive vaulted and coffered ceilings with rope lighting. Highlights include a beautifully paneled private library, a breathtaking primary suite, and a gourmet kitchen with breakfast area, high-end appliances, quality cabinetry, quartz countertops and marble backsplash. Each bedroom features its own private ensuite. Solid interior doors and 3 fireplaces further enhance the home's luxurious character. Heated floors in all bathrooms and foyer, high-end appliances, B/I speakers thru-out, professional security monitoring, water filtration, HRV ventilation system, and lawn sprinkler system provide exceptional comfort and convenience. The professionally finished walk-up basement offers a spacious recreation room, fireplace, nanny/in-law bedroom, 4-piece bathroom and optional secondary laundry area. An exceptional custom residence combining quality craftsmanship, sophisticated architectural details, luxurious finishes and a highly functional layout in one of Toronto's most desirable neighbourhoods. Don't Miss it!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Level
- ✓ Park
- ✓ Public Transit
- ✓ School

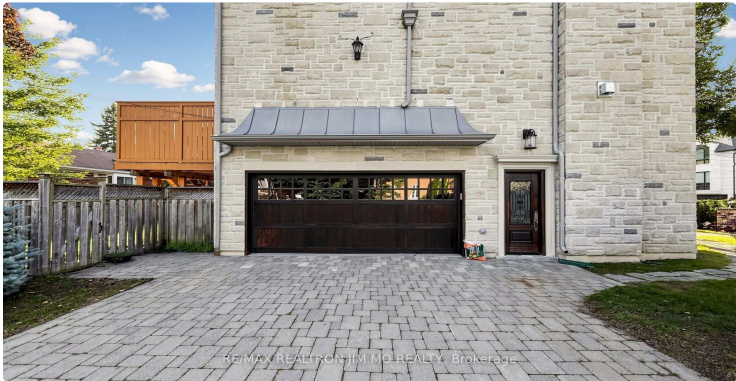
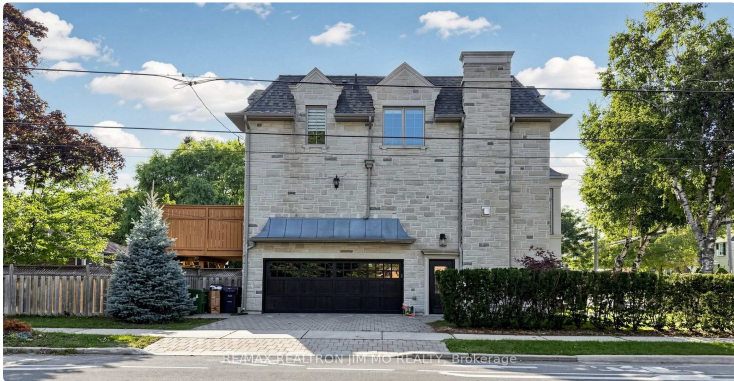
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	South
AGE	6-15 years
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$14,863
POSTAL CODE	M2N 3T7
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.50 x 3.98	Hardwood Floor, Gas Fireplace, Panelled
Dining Room	Main	—	Panelled, Coffered Ceiling(s), Combined w/Living
Family Room	Main	5.19 x 4.42	B/I Shelves, Gas Fireplace, Vaulted Ceiling(s)
Kitchen	Main	4.95 x 4.48	Breakfast Area, Stainless Steel Appl, W/O To Deck
Office	Main	4.51 x 2.82	Hardwood Floor, B/I Bookcase, Coffered Ceiling(s)
Foyer	Main	—	Heated Floor, Wainscoting, Marble Floor
Primary Bedroom	Second	5.20 x 4.58	Wall Sconce Lighting, 7 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	4.37 x 2.85	Hardwood Floor, 3 Pc Ensuite, Closet
Bedroom 3	Second	3.81 x 3.26	Hardwood Floor, 3 Pc Ensuite, Closet
Bedroom 4	Second	3.36 x 3.06	Hardwood Floor, 3 Pc Ensuite, Closet
Recreation	Lower	4.42 x 3.85	W/O To Yard, Coffered Ceiling(s), Gas Fireplace
Bedroom	Lower	3.77 x 2.60	Above Grade Window, 4 Pc Ensuite, Closet

GALLERY





Pavel Shaganenko

RE/MAX REALTRON JIM MO REALTY

Email: pshaganenko@gmail.com

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