



FOR SALE

DETACHED

MLS# C13789330

17 Heathcote Avenue, Toronto, ON M2L 1Y6

St. Andrew-Windfields, Toronto · M2L 1Y6

C\$ 4,999,000

10	9	—	16	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Luxurious 8+2 bedroom with 5 bedrooms on second floor and 3 additional rooms on a private third floor. Stone front, located in prestigious Bayview and York Mills area. This unique home features over 10,870 square feet of Living Area with over 7,100 Sq ft above the ground. Large lot with over 100 feet frontage, huge garage (1,300 SQFT) that fits 5+ cars. Magnificent 2 storey hallway , 3 air conditioners, Master bedroom with dream newly built walk-in closet and a fabulous private lounge with fireplace, Main kitchen with attached private prep (wok) kitchen equipped with appliances is a chef's dream, and perfect for entertaining. 3 skylights, front main and service entrance. Great house for entertainment, in finest school district and in vicinity of the City's finest private schools and the Granite club. Proximity to Hwy 401/DVP and subway lines. Third floor bedrooms can be ideal for multigenerational families or for families/guests wanting a private upper floor.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Hospital
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	5000 + sqft
PARKING	16 spaces
ANNUAL TAX	\$26,031
POSTAL CODE	M2L 1Y6
NEIGHBOURHOOD	St. Andrew-Windfields

ROOM BREAKDOWN

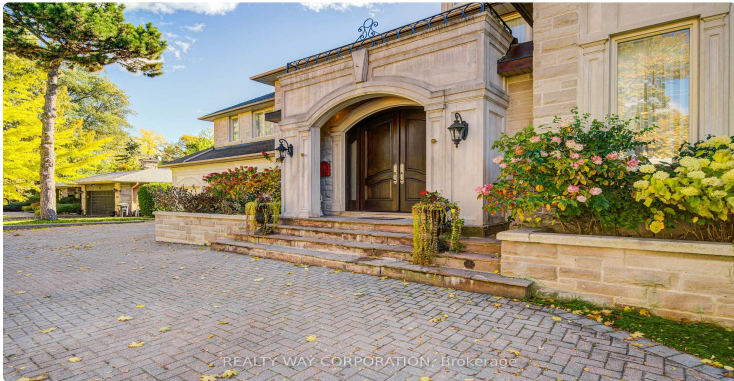
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	5.52 x 4.66	—
Living Room	Ground	6.10 x 4.66	Combined w/Dining, Hardwood Floor, Moulded Ceiling
Dining Room	Ground	6.16 x 4.88	Hardwood Floor, Combined w/Living, Moulded Ceiling
Family Room	Ground	7.62 x 4.14	B/I Appliances, B/I Bookcase, Moulded Ceiling

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REALTY WAY CORPORATION

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	4.14 x 2.74	Walk-Out, B/I Appliances, Overlooks Garden
Kitchen	Ground	4.97 x 3.17	B/I Range
Office	Ground	14.08 x 8.30	B/I Bookcase, Wood Trim, Hardwood Floor
Primary Bedroom	Second	4.88 x 3.23	6 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Sitting	Ground	4.72 x 4.36	Semi Ensuite, Hardwood Floor, Fireplace
Bedroom 2	Second	—	Semi Ensuite, Closet, Hardwood Floor
Bedroom 3	Second	—	Semi Ensuite, Hardwood Floor, Closet
Bedroom 4	Second	—	3 Pc Ensuite, Hardwood Floor, Double Closet
Bedroom 5	Second	—	4 Pc Ensuite, Hardwood Floor, Double Closet
Bedroom	Third	—	Hardwood Floor, Walk-In Closet(s), Walk-Out
Bedroom	Third	—	Hardwood Floor, Walk-In Closet(s)
Bedroom	Third	—	Hardwood Floor, Closet
Recreation	Basement	—	Fireplace, Parquet, Carpet Free
Exercise Room	Basement	—	Hardwood Floor, Sauna
Bedroom	Basement	—	Hardwood Floor, Closet
Bedroom	Basement	—	Hardwood Floor, Closet
Game Room	Basement	—	Parquet

GALLERY





LISTING AGENT

Pavel Shaganenko

REALTY WAY CORPORATION

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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.