



FOR SALE

DETACHED

MLS# C13830178

69 Montessor Drive, Toronto, ON M2P 1Z3

St. Andrew-Windfields, Toronto · M2P 1Z3

C\$ 1,998,000

6	3	1,750	6	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare bungalow retreat in St. Andrew-Windfields. Surrounded by mature trees and exceptional privacy, this beautifully maintained and thoughtfully updated bungalow offers six bedrooms, 3 bathrooms, and 3000 square feet plus of bright, finished living space, all in a peaceful, cottage-inspired setting in the city. An exceptionally versatile walkout design offers a main floor bright kitchen with abundant storage and quality appliances, a dining room with a walkout to the multi-level upper deck, and a spacious living room with fireplace and expansive picture, and casement windows overlooking the lush, treed backyard. Three bedrooms and two bathrooms complete this sun-filled level. The fully finished, above-grade lower level, with its own entrance and walkout to the backyard, offers remarkable versatility for family living. A welcoming family room provides a comfortable gathering space, while a large built-in desk, bookshelves and cabinetry create an ideal office or homework area. Three additional bedrooms including one with a charming window seat and another with a bay window and fireplace offer abundant possibilities for family, guests, home offices, fitness space or multi-generational living. Retreat to your private sauna, enjoy coffee in the garden beneath the gorgeous maple trees, or entertain and BBQ on one of the spacious decks. A 9' x 7' garden studio in the backyard provides additional flexibility as a home office, play space or quiet reading retreat. Located in one of Toronto's most coveted neighbourhoods, with convenient access to excellent schools, transit, shopping and Highway 401, this distinctive property offers a rare combination of space, greenery, privacy and tranquility without leaving the city. Buy with added confidence: Carson Dunlop Home Inspection Report (September 2026) available.

FEATURES

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

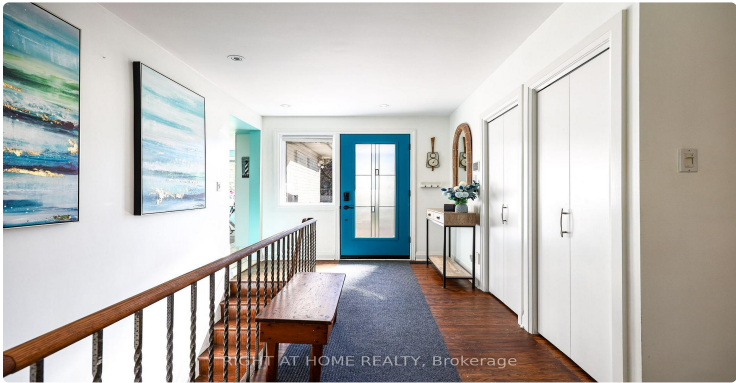
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full, Separate Entrance
FACING	South
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$10,376
POSTAL CODE	M2P 1Z3
NEIGHBOURHOOD	St. Andrew-Windfields

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Pot Lights
Kitchen	Main	—	B/I Dishwasher, B/I Oven, B/I Microwave
Dining Room	Main	—	Hardwood Floor, W/O To Sundeck, Pot Lights
Living Room	Main	—	Hardwood Floor, Fireplace, Picture Window
Primary Bedroom	Main	—	3 Pc Ensuite, Picture Window, Walk-In Closet(s)
Bedroom 2	Main	—	Picture Window, Double Closet
Bedroom 3	Main	—	Hardwood Floor, Large Window, Closet
Bathroom	Main	—	4 Pc Bath, Marble Counter, B/I Closet
Family Room	Lower	—	W/O To Yard, Closet, B/I Shelves
Office	Lower	—	B/I Shelves, Pot Lights
Bedroom 4	Lower	—	Fireplace, Pot Lights, Bay Window
Bedroom 5	Lower	—	Above Grade Window, Pot Lights, B/I Closet
Bedroom	Lower	—	Mirrored Closet, Window, Pot Lights
Bathroom	Lower	—	3 Pc Bath, Marble Floor
Laundry	Lower	—	Double Sink, Pantry, Closet
Utility Room	Lower	—	Combined w/Workshop

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

Email: pshaganenko@gmail.com

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.