



FOR SALE

DETACHED

MLS# C13845114

225 Olive Avenue S, Toronto, ON M2N 4P5

Willowdale East, Toronto · M2N 4P5

C\$ 2,580,000

7	5	3,250	4	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Modern Luxury Meets Timeless Elegance! Indulgence, upscale design & lavish living come together seamlessly in this designer modern-luxury home. Located in the highly coveted Willowdale East neighborhood, offer over 5,000 sqf of exquisitely crafted living space, perfectly blending high-end functionality with sophisticated family comfort. Exquisite Craftsmanship: Soaring 10-foot ceilings on the main floor, custom millwork, refined finishes & recently updated high-quality solid oak hardwood flooring throughout. Treat your family and friends in this Chef's Kitchen, including High-end cabinetry, sleek quartz countertops, a dramatic waterfall island with an integrated breakfast table, and premium appliances-featuring a professional Forno 48-inch 8-burner gas range. Smart-Home Integration! Fully upgraded with 360-degree security cameras, digital doorbell, smart thermostat/ACcontrols, Wi-Fi enabled dishwasher and range hood and custom motorized digital shades across the main floor. Executive private office provides an inspiring space for today's entrepreneur or remote professional. Serene upper-level sanctuary features spacious sitting area, walk-in closet and spa-like 5-piece ensuite overlooking beautiful backyard. Three additional sun-filled bedrooms have direct or semi-ensuite bath access. Need more space? You got it! Professionally finished lower level with THREE adaptable rooms and full bathroom-perfectly suited for an in-law/nanny suite, recreation room, gym or home theater. A one-of-a-kind property seamlessly combining statement-making luxury with everyday family functionality in one of Toronto's most prestigious and sought-after communities; this home boasts a walk score that puts everyday conveniences right at your doorstep. Highly prestigious school boundary for Earl Haig Secondary School, walking distance to Metro, local boutiques, diverse dining, lush community parks, Minutes to Yonge Street, Finch Station, North York Centre, TTC,GO Transit, and major highways.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

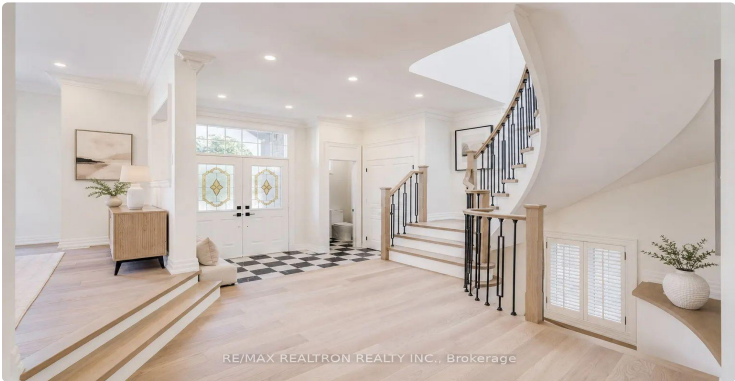
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	16-30 years
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	\$14,403
POSTAL CODE	M2N 4P5
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Ground	—	Electric Fireplace, California Shutters, Overlooks Backyard
Living Room	Ground	—	Picture Window, East View, Raised Floor
Office	Ground	—	Panelled, B/I Bookcase, French Doors
Kitchen	Ground	—	Large Window, Quartz Counter, Overlooks Backyard
Dining Room	Ground	—	Overlooks Living, Hardwood Floor, Moulded Ceiling
Primary Bedroom	Second	—	Walk-In Closet(s), Overlooks Garden, 5 Pc Ensuite
Bedroom 2	Second	—	Closet, Hardwood Floor, Window
Bedroom 3	Second	—	4 Pc Ensuite, Hardwood Floor, Cathedral Ceiling(s)
Bedroom 4	Second	—	Closet, Hardwood Floor, Window
Recreation	Basement	—	Vinyl Floor, W/O To Garden, 3 Pc Bath
Bedroom	Basement	—	Vinyl Floor, Window, Closet
Bedroom 2	Basement	—	Vinyl Floor, Window, Closet
Bedroom 3	Basement	—	Vinyl Floor, Window, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.