



FOR SALE    DETACHED    MLS# C13874468

# 6 Vernham Avenue, Toronto, ON M2L 2B2

St. Andrew-Windfields, Toronto · M2L 2B2

C\$ 4,950,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 7         | —     | 12      | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Nestled in the prestigious Bayview York Mills neighbourhood, this classic 2-story red brick Georgian-Style home offering approx. 8400 sq ft of total living space radiates timeless elegance. The main floor boasts a spacious foyer with a discrete two-piece bath, along with a formal living room and grand dining room. There is also a main floor office along with a serene family room that looks onto the manicured backyard. The eat-in kitchen stands as a stunning focal point, featuring elegant pendant lighting, a generous centre island, and abundant cabinetry, all enhanced by the natural light cascading in through a magnificent skylight and large windows. Escape to the tailored-made backyard with saltwater pool, custom cabana and patio - a private oasis in the heart of Bayview York Mills. Laundry and ample pantry space round out the main floor. The upper level showcases a gracious principal bedroom with separate walk-in closets, 5-piece bath with a steam shower along with three additional bedrooms and two bathrooms. The lower level extends the living space with a recreation room with wet bar, theatre area along with a bedroom, bathroom and additional storage. Ideally located in one of North York's most sought-after neighbourhoods, minutes to Bayview Village Mall, Parks, Restaurants and Schools. Commuters will appreciate the access to Highways and Transit.

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                       |
|----------------|-----------------------|
| PROPERTY TYPE  | Detached              |
| LISTING STATUS | For Sale              |
| STYLE          | 2-Storey              |
| PROPERTY TYPE  | Detached              |
| BASEMENT       | Finished              |
| FACING         | North                 |
| AREA RANGE     | 5000 + sqft           |
| PARKING        | 12 spaces             |
| ANNUAL TAX     | \$23,142              |
| POSTAL CODE    | M2L 2B2               |
| NEIGHBOURHOOD  | St. Andrew-Windfields |

## ROOM BREAKDOWN

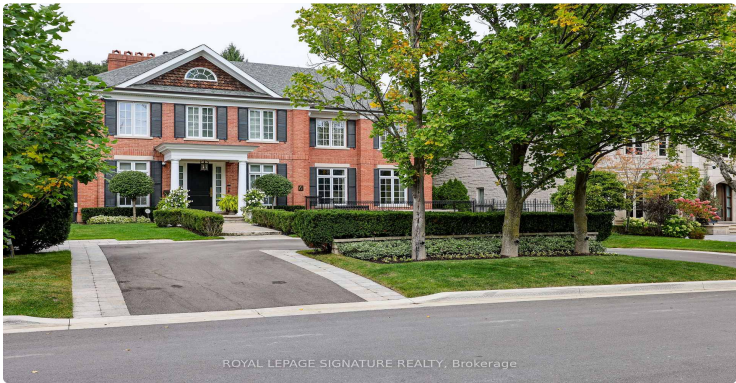
| ROOM        | LEVEL | DIMENSIONS | FEATURES                  |
|-------------|-------|------------|---------------------------|
| Foyer       | Main  | —          | Limestone Flooring        |
| Living Room | Main  | —          | Hardwood Floor, Fireplace |

8 Vermilion Avenue, Toronto, ON M2L 2B2

ROYAL LEPAGE SIGNATURE REALTY

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                 |
|-----------------|--------|------------|------------------------------------------|
| Dining Room     | Main   | —          | Hardwood Floor                           |
| Kitchen         | Main   | —          | Slate Flooring, Walk-Out                 |
| Breakfast       | Main   | —          | Slate Flooring, Skylight                 |
| Office          | Main   | —          | Hardwood Floor, Fireplace                |
| Family Room     | Main   | —          | Hardwood Floor, Fireplace                |
| Primary Bedroom | Second | —          | Broadloom, 2 Way Fireplace, 6 Pc Ensuite |
| Bedroom 2       | Second | —          | Broadloom, Window                        |
| Bedroom 3       | Second | —          | Broadloom, W/O To Balcony                |
| Bedroom 4       | Second | —          | Hardwood Floor, Window, 3 Pc Ensuite     |
| Recreation      | Lower  | —          | Broadloom, Fireplace                     |
| Media Room      | Lower  | —          | Broadloom                                |
| Bedroom         | Lower  | —          | Laminate, Window                         |
| Utility Room    | Lower  | —          | —                                        |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.