



FOR SALE

DETACHED

MLS# C13933964

163 Wychwood Avenue, Toronto, ON M6C 2T4

Humewood-Cedarvale, Toronto · M6C 2T4

C\$ 2,655,000

6	5	2,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

163 Wychwood Avenue is a rare architectural offering in the heart of Wychwood - a meticulously renovated main residence paired with a design-forward laneway home. Featured in Toronto Life and finished to a luxury standard, this live/work compound delivers exceptional scale and versatility - ideal for entrepreneurs, creatives, professionals, multigenerational families, or those needing a private guest residence or executive workspace. The main home blends contemporary refinement with timeless character. An open layout flows between living, dining, and kitchen spaces, anchored by an exposed brick feature wall, wide-plank hardwood floors, and curated finishes. The kitchen features Carrara marble countertops, custom cabinetry, a gas range, and abundant natural light. Upstairs, a serene primary retreat with cathedral ceiling pairs with a spa-inspired bath and heated towel warmer. The lower level adds a separate entrance, full bathroom, and rough-ins for a kitchen and laundry - flexibility for extended family, wellness space, guests, or future use. The 1,470 sq. ft. two-storey laneway home is a true second residence, defined by expansive glazing, dramatic light, and seamless indoor-outdoor connection. Conceived as luxury flex space, private studio, creative headquarters, executive office, or guest residence, it offers an opportunity seldom available in Toronto's urban core. The ground level houses a heated two-car garage adaptable as showroom, fitness studio, entertaining space, or collector garage. Above, a full kitchen with custom cabinetry and premium appliances, in-suite laundry, heated bathroom floors, and a spa-inspired bath with heated towel warmer create a bright, open-concept primary level. A rooftop level offers a future private terrace with skyline views including the CN Tower. Landscaped grounds, natural stone detailing, EV charging, and parking for up to three vehicles complete this rare offering in one of Toronto's most coveted neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

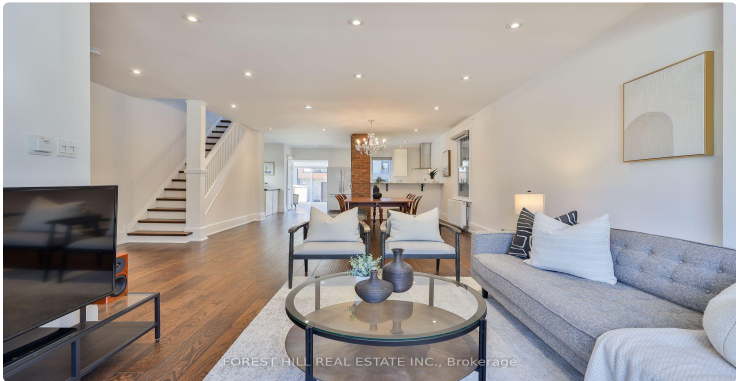
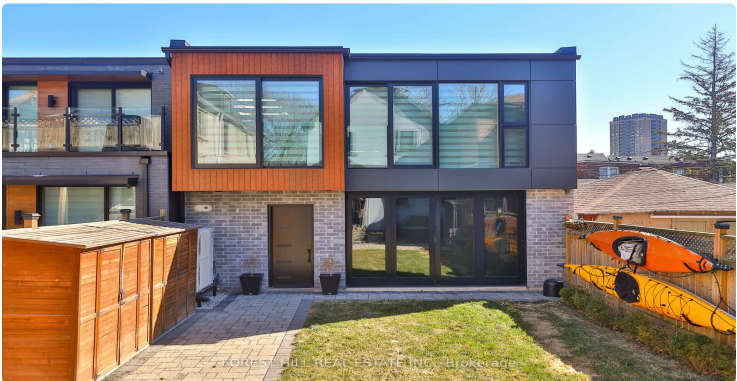
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	3 spaces
ANNUAL TAX	\$11,485
POSTAL CODE	M6C 2T4
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Closet, Tile Floor, Window
Living Room	Main	—	Hardwood Floor, Large Window, Combined w/Dining
Dining Room	Main	—	Open Concept, Pot Lights, Hardwood Floor
Kitchen	Main	—	Stone Counters, Overlooks Backyard, Hardwood Floor
Mud Room	Main	—	W/O To Yard, Large Window, Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor, Cathedral Ceiling(s), Window
Bedroom 2	Second	—	Hardwood Floor, Window, Large Closet
Bedroom 3	Second	—	Hardwood Floor, Window, Ceiling Fan(s)
Recreation	Basement	—	Open Concept, Laminate, Window
Bedroom	Basement	—	Open Concept, Laminate, Window
Recreation	Ground	—	Heated Floor, Window, 2 Pc Ensuite
Living Room	Upper	—	Open Concept, Window, Closet
Dining Room	Upper	—	Open Concept, Combined w/Kitchen, Skylight
Kitchen	Upper	—	Stainless Steel Appl, Combined w/Dining, Window
Bedroom	Upper	—	Open Concept, Window, Juliette Balcony

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.