



FOR SALE

DETACHED

MLS# C14103436

249 Holmes Avenue, Toronto, ON M2N 4M9

Willowdale East, Toronto · M2N 4M9

C\$ 2,990,000

6	7	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Grand, elegant, and built to impress: this custom-built 5+1 bedroom residence redefines luxury living in the heart of prestigious Willowdale, On A Premium 50' x 155' lot, this showpiece offers 5,294 sq. ft. living space including a finished walk-up basement, features soaring 10' custom ceilings, rich wall panelling, and hardwood throughout the main level. The gourmet kitchen is a chef's dream w/ a large centre island with bar sink, granite counters, stone backsplash, servery area, and high-end appliances, opening to a bright breakfast area with walkout to the yard. Entertain in the open-concept living and dining rooms with bow window and gas fireplace, or unwind in the coffered-ceiling family room with built-in shelving and gas fireplace. A private main-floor office adds everyday function. A grand staircase beneath a skylight ascends to five spacious bedrooms, each with its own ensuite. The oversized primary retreat indulges with a gas fireplace, built-in entertainment unit, two walk-in closets, walkout to a private balcony, and a spa-like 6-piece ensuite with soaker tub and separate glass shower. Upper-level laundry adds convenience. The finished walk-up basement extends your living space with a games/rec room, gas fireplace, wet bar, additional bedroom, office with built-ins, and 4-piece bath. Outside, a breathtaking backyard oasis beckons: an expansive patio, covered sitting area with gas fireplace, and outdoor kitchen, made for year-round entertaining. Four gas fireplaces, central vacuum, central air, California shutters throughout, an attached double garage and private double drive (parking for 6) complete this rare offering. Recent updates include fresh paint, upgraded lighting, a new garage door, and enhanced landscaping. Perfectly positioned in the coveted Earl Haig Secondary School district, just minutes to Bayview Village, subway and transit, Hwy 401, parks, trails, community centre, and premier shopping and dining. Double Garage With Epoxy Flooring.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

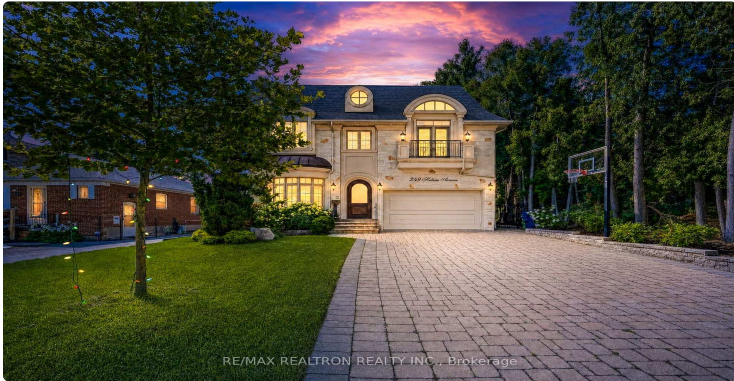
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Walk-Up, Separate Entrance
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$19,344
POSTAL CODE	M2N 4M9
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Limestone Flooring, Centre Island, Stainless Steel Appl
Breakfast	Main	—	Limestone Flooring, W/O To Patio, California Shutters
Dining Room	Main	—	Hardwood Floor, Open Concept, Large Window
Office	Main	—	Hardwood Floor, B/I Shelves, Coffered Ceiling(s)
Primary Bedroom	Second	—	Hardwood Floor, 6 Pc Ensuite, W/O To Balcony
Bedroom 2	Second	—	Hardwood Floor, 4 Pc Ensuite, Juliette Balcony
Bedroom 3	Second	—	Hardwood Floor, 4 Pc Ensuite, Closet
Bedroom 4	Second	—	Hardwood Floor, 4 Pc Ensuite, Closet
Bedroom 5	Second	—	Hardwood Floor, 4 Pc Ensuite, Closet
Recreation	Basement	—	Hardwood Floor, Gas Fireplace, Walk-Up
Other	Basement	—	Tile Floor, Combined w/Rec, Wet Bar
Bedroom	Basement	—	Hardwood Floor, California Shutters, Laminate
Office	Basement	—	Hardwood Floor, B/I Shelves, Pot Lights

GALLERY





LISTING AGENT

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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.