



FOR SALE

DETACHED

MLS# C14105706

15 Mellowood Drive, Toronto, ON M2L 2E4

St. Andrew-Windfields, Toronto · M2L 2E4

C\$ 2,390,000

5	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prestigious St. Andrew-Windfields! Spacious 4+1 Bedroom, 4-Bath Family Home Situated On An Impressive Approx. 57 X 120 Ft Lot. Functional Layout Featuring Generous Living & Dining Areas, Family Room With Fireplace, And Eat-In Kitchen With Centre Island & Walk-Out To A Beautifully Landscaped Backyard. Primary Retreat With 5-Pc Ensuite & His/Her Closets. Finished Lower Level With Large Rec Room & Additional Bedroom. Double Garage & Tesla Charger. Excellent Location Close To Top Schools, Parks, Shopping, TTC, Bayview Village, York Mills & Hwy 401.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$15,016
POSTAL CODE	M2L 2E4
NEIGHBOURHOOD	St. Andrew-Windfields

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	4.39 x 3.83	Skylight, Marble Floor, Halogen Lighting
Living Room	Main	8.71 x 3.99	Sunken Room, Hardwood Floor, Halogen Lighting
Dining Room	Main	4.28 x 3.58	Picture Window, Wainscoting, California Shutters
Den	Main	3.99 x 3.08	Fireplace, Wet Bar, Combined w/Living
Kitchen	Main	7.42 x 3.81	Centre Island, Eat-in Kitchen, W/O To Yard
Family Room	Main	5.69 x 3.95	Fireplace, Picture Window, Hardwood Floor

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ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	4.79 x 4.19	5 Pc Ensuite, His and Hers Closets, Picture Window
Bedroom 2	Second	3.48 x 3.46	Double Closet, Picture Window, Broadloom
Bedroom 3	Second	3.87 x 3.55	Picture Window, 4 Pc Bath, Double Closet
Bedroom 4	Second	4.60 x 3.74	Double Closet, Picture Window, Broadloom
Recreation	Lower	7.77 x 6.52	Halogen Lighting, Broadloom, Above Grade Window
Bedroom	Lower	3.87 x 2.80	Double Closet, Halogen Lighting, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.