FOR SALE | DETACHED | MLS# C14121078

40 Sultana Avenue, Toronto, ON M6A 1T1

Englemount-Lawrence, Toronto · M6A 1T1

C$ 2,899,000

5	6	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Built by renowned Toronto custom home builder Waltscon, this 4+1-bedroom, six-bathroom residence sits on a 40-by-132-foot lot and reflects extraordinary craftsmanship and attention to detail. The spacious foyer introduces soaring ceilings and crown moulding, establishing the home's refined yet welcoming character. The formal living room, anchored by a gas fireplace with a traditional wood mantel, flows effortlessly into the coffered-ceiling dining room, where a wall of white oak cabinets provides generous storage. A private French-door office and main-floor powder room add flexibility. A server's pantry connects the dining room to the heart of the home: a beautifully appointed kitchen with marble countertops, top-tier appliances, two sinks, two dishwashers and an oversized white oak island with breakfast-bar seating, creating an ideal kosher kitchen. A walk-in pantry adds further convenience. The kitchen opens to a sun-filled breakfast room framed by a bay window, with seating for up to eight and views over the backyard, while the adjoining family room features a marble fireplace flanked by custom white oak cabinetry and walkouts to the elevated deck. Upstairs, four generous bedrooms are complemented by a spacious laundry room and beautifully finished bathrooms. The primary suite offers a fireplace, custom-fitted walk-in closet and luxurious six-piece marble ensuite. Bedrooms Two and Three share a five-piece semi-ensuite, while Bedroom Four enjoys its own three-piece ensuite. The bright lower level, enhanced by extra-high ceilings and above-grade windows, offers a recreation room, second kitchen with separate entrance, guest bedroom, three-piece bathroom, additional powder room, excellent storage and direct access to the two-car garage-ideal for guests or extended family. Exceptional value in family-friendly Englemount-Lawrence, close to schools, parks, shopping and transit.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	$13,849
POSTAL CODE	M6A 1T1
NEIGHBOURHOOD	Englemount-Lawrence

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Double Closet, 2 Pc Bath, Hardwood Floor
Living Room	Main	—	Bay Window, Gas Fireplace, Hardwood Floor
Dining Room	Main	—	Coffered Ceiling(s), B/I Shelves, Hardwood Floor
Kitchen	Main	—	Centre Island, Marble Counter, Stainless Steel Appl
Breakfast	Main	—	Bay Window, Overlooks Backyard, Hardwood Floor
Family Room	Main	—	W/O To Deck, Marble Fireplace, B/I Shelves
Office	Main	—	French Doors, Crown Moulding, Hardwood Floor
Primary Bedroom	Second	—	Walk-In Closet(s), 6 Pc Ensuite, Hardwood Floor
Bedroom 2	Second	—	Double Closet, Crown Moulding, 5 Pc Ensuite
Bedroom 3	Second	—	Halogen Lighting, Double Closet, Hardwood Floor
Bedroom 4	Second	—	3 Pc Ensuite, Crown Moulding, Double Closet
Laundry	Second	—	Quartz Counter, Laundry Sink, Window
Recreation	Lower	—	Crown Moulding, Above Grade Window, Electric Fireplace
Play	Lower	—	3 Pc Bath, Double Closet, Combined w/Br
Kitchen	Lower	—	Stainless Steel Appl, Quartz Counter, Hardwood Floor

GALLERY

HARVEY KALLES REAL ESTATE LTD., Brokerage

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LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.