



FOR SALE

DETACHED

MLS# E13723822

2600 Kennedy Road, Toronto, ON M1T 3H1

Tam O'Shanter-Sullivan, Toronto · M1T 3H1

C\$ 1,799,999

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

ABOUT THIS PROPERTY

Welcome to this expansive backsplit-5, perfectly situated just steps from the prestigious Tam O'Shanter Golf Course. 2891 square feet of above grade living space, with almost 5000 square feet of total living space including the basement offers lots of versatile living space, this home is a canvas ready for your personal vision - ideal for families seeking privacy, room to grow, and a coveted address for golf lovers and outdoor enthusiasts alike. Six bedrooms in total - three generously sized upstairs, one on the ground level, plus two more on the lower level - offer exceptional flexibility for guests, a home office, or multigenerational living. Four full washrooms, including a 3 piece main floor washroom, a 3-piece ensuite, 4 piece family washroom, and a 3 piece washroom in the lower level, complete the layout. The split-level design creates distinct, purposeful living zones across three above-grade levels, anchored by a bright, open-concept living and dining area built for both everyday life and effortless entertaining. The eat-in kitchen offers abundant space to cook and gather, while the ground level adds a family room with wood burning fireplace or recreation space for even more flexibility. With rooms to spare, there's space here for every lifestyle need. Step outside the sliding glass doors at the back to your private backyard oasis - fully fenced and featuring an in-ground pool, perfect for summer entertaining and family fun. A deck off the main living floor offers seamless indoor-outdoor flow. Basement roughed in for a kitchen. Direct access to the home through the garage. Parking is exceptional, with a 2-car garage and 4+ driveway spaces, accommodating up to 6+ vehicles. The location delivers effortless access to schools, transit, everyday amenities, and of course, the golf course right around the corner. This is a rare opportunity to shape a home around your vision - with quick access to the 401 for an easy commute downtown.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School

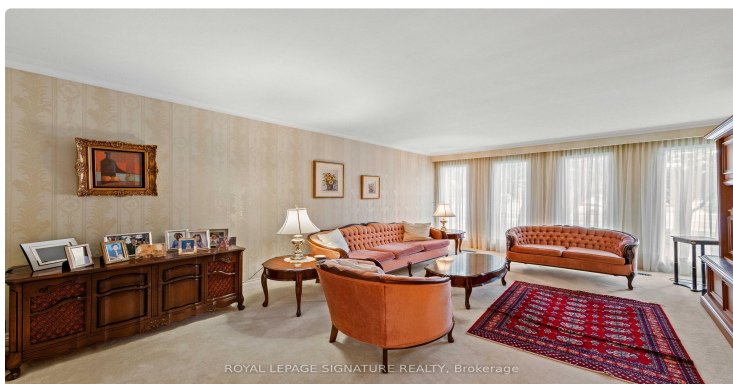
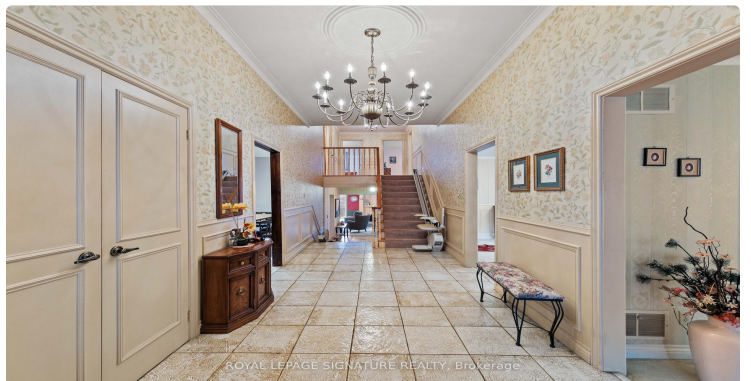
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 3
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	6 spaces
ANNUAL TAX	\$8,417
POSTAL CODE	M1T 3H1
NEIGHBOURHOOD	Tam O'Shanter-Sullivan

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Double Doors, Ceramic Floor, Large Closet
Living Room	Main	—	Large Window, Broadloom, French Doors
Dining Room	Main	—	Large Window, Broadloom, French Doors
Kitchen	Main	—	Eat-in Kitchen, Large Window
Primary Bedroom	Upper	—	Large Window, Walk-In Closet(s), 3 Pc Ensuite
Bedroom 2	Upper	—	Large Window, Large Closet, Broadloom
Bedroom 3	Upper	—	Large Window, Large Closet, Broadloom
Family Room	Ground	—	Large Window, Sliding Doors, Overlooks Backyard
Bedroom 4	Ground	—	Large Window, Large Closet, Broadloom
Bedroom 5	Lower	—	Broadloom, Window
Recreation	Lower	—	Broadloom, Window
Bedroom	Lower	—	Broadloom, Window, Large Closet
Recreation	Sub-Basement	—	Broadloom
Utility Room	Sub-Basement	—	Concrete Floor, Combined w/Workshop

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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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.