



RE/MAX CROSSROADS REALTY INC., Brokerage
RE/MAX CROSSROADS REALTY INC., Brokerage

FOR SALE DETACHED MLS# E13784038

3 Wythenshawe Wood, Toronto, ON M1E 1H1

Guildwood, Toronto · M1E 1H1

C\$ 1,699,900

5	3	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An Entertainer's Delight! Ultra Private Backyard Retreat Featuring An Inviting 16x38 ft Inground Pool, Huge Stone Patio, Gazebo W/Firetable, Kids Treehouse, Cabana/Change Room, 2 Pool Sheds And Lush Green Space w/Inground Sprinklers!Thoughtfully Designed & Newly Upgraded Throughout, This Home Is Waiting For You To Make It Yours! 4+1 Bedroom, 3-Bathroom Side-Split Home Offering An Incredible 3,129 Sq Ft of Total Living Space. Separate Entry to Finished Basement Steps to Lake, Bluffs, GO! Prime Location on a Child Friendly Quiet Cul-de-Sac. With A Deep Double Car Garage, Large Interlock Driveway & Walkway, Outdoor Pot Lights and Fantastic Curb Appeal.This Property Makes An Immediate Impression. Step Inside To A Bright Wide Entry W/ Direct Garage Access And A Flowing Spacious Layout. Natural Light Pours In Through 3 Skylights And Walls of Windows, Highlighting The Rich Hardwood Floors Throughout. The Main Level Offers An Inviting Living/Dining Area With A Picture-Perfect Bow Window with Cali Shutters Which Flows Seamlessly Into The O/Sized Kitchen, Complete With High End Stainless Steel Appliances, B/I Floor To Ceiling Wine-Beverage Fridge, Coffee Bar, Stone Counters, Gas Cooktop W/Pop Up Exhaust Fan, Breakfast Bar And Open Sightlines To The Family Room. The Family Room Is The Heart Of The Home, Vaulted Ceilings With Pot Lights, Gas Fireplace, And A Walk-Out To The Backyard Deck & Pool. Perfect For Indoor-Outdoor Living And Entertaining. A Unique Bonus: A Main Floor Bedroom Or Sitting Room With A Private 2-Piece(Ez 3 Pc) Bath And Direct Walk-Out To The Rear Yard, Ideal For Guests, A Home Office, Or Multi-Generational Living. Upstairs, You'll Find 3 Bedrooms, Including A Serene Primary Retreat With Bay Window Seating O/Looking The Backyard. A Separate Side Entrance and Loft (EZ Office) Leads to The Finished Lower Level W/Spacious Liv/Dining w/ Gas Fireplace,3Pc Bath, Reimagined Potential Kitchen Plus A Finished 5th Bedroom With)Or Change to 2 Bdrm In-Law Suite!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School

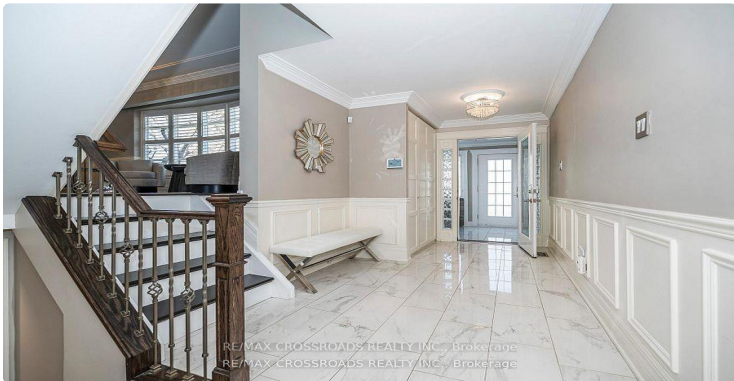
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 4
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$7,208
POSTAL CODE	M1E 1H1
NEIGHBOURHOOD	Guildwood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Great Room	Main	5.62 x 4.01	Hardwood Floor, Fireplace, W/O To Deck
Living Room	Main	3.90 x 2.78	Hardwood Floor, Bow Window, Combined w/Dining
Kitchen	Main	3.28 x 3.40	Skylight, Stainless Steel Appl, Granite Counters
Bedroom 4	In Between	4.31 x 4.31	Hardwood Floor, 2 Pc Ensuite, W/O To Pool
Primary Bedroom	Upper	—	Hardwood Floor, Double Closet, Bay Window
Bedroom 2	Upper	3.17 x 4.76	Hardwood Floor, Closet, Window
Bedroom 3	Upper	3.25 x 3.03	Hardwood Floor, Window
Recreation	Lower	6.34 x 4.45	Fireplace, Above Grade Window, 3 Pc Bath
Bedroom	Lower	—	Above Grade Window, Side Door, Laminate
Laundry	Lower	—	Tile Floor, Quartz Counter

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX CROSSROADS REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on September 20, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.