



FOR SALE

DETACHED

MLS# E13860060

149 Sylvan Avenue, Toronto, ON M1M 1J9

Scarborough Village, Toronto · M1M 1J9

C\$ 4,288,000

6	5	4,250	13	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A once-in-a-lifetime opportunity to own the 1.48 acres of prime Lake Ontario waterfront! Welcome to 149 Sylvan Ave --- a rare 124 x 652 ft estate lot backing directly onto Lake Ontario, in one of Scarborough's most coveted waterfront enclaves. This property offers privacy, resort-like you simply can't find anymore. With over \$1 million in whole house interior upgrades including pool and equipments, this 5+1 bedroom, 5-bathroom residence is built for luxury living and unforgettable entertaining. The resort-style indoor pool is the heart of the home: oversized and heated, with a motorized safety cover, cleaning robot, underwater lighting, 4 skylights, and a private shower. Stay active in the gym, unwind in the home theatre, or host game nights in the games room. Inside, smooth ceilings with pot lights run throughout. The chef's kitchen features top-brand appliances and a built-in water purifier. Two skylights and two fireplaces add warmth and natural light. The primary suite is a private retreat with a sitting area and wet bar, while the dining room frames 180 degrees views of the garden and lake. Lower level office connects to a second wet bar for easy entertaining. A 3-car garage and two owned hot water tanks. The rain-escape deck in backyard with three-sided motorized screens lets you enjoy the outdoors in any weather - and don't be surprised if deers wander by to say hello. Waterfront estate of this scale rarely come to the market. Book your showing today! Click "Virtual Tour" for more photos!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

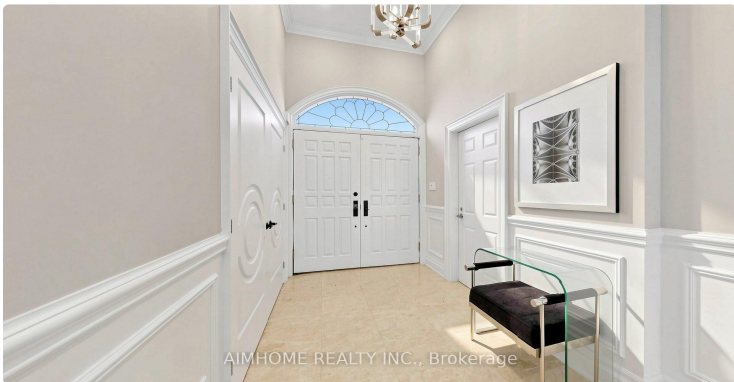
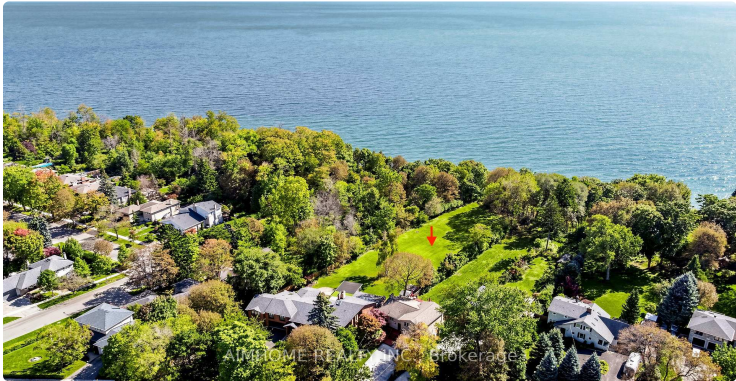
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	13 spaces
ANNUAL TAX	\$20,004
POSTAL CODE	M1M 1J9
NEIGHBOURHOOD	Scarborough Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Electric Fireplace, Bay Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Overlook Water, Large Window
Kitchen	Main	—	Marble Counter, Centre Island, Skylight
Breakfast	Main	—	Hardwood Floor
Bedroom	Upper	—	Hardwood Floor, 5 Pc Ensuite
Sitting	Upper	—	Hardwood Floor, Wet Bar, W/O To Terrace
Bedroom 2	Upper	—	Hardwood Floor, Electric Fireplace, 5 Pc Ensuite
Bedroom 3	Main	—	Hardwood Floor, Closet, Large Window
Bedroom 4	Main	—	Hardwood Floor, Large Closet, 2 Pc Ensuite
Bedroom 5	Main	—	Hardwood Floor, Large Closet, 2 Pc Ensuite
Bedroom	Lower	—	Broadloom, Large Window
Family Room	Lower	—	Broadloom, Electric Fireplace
Office	Lower	—	Broadloom, Large Window
Game Room	Lower	—	Broadloom, Large Window
Recreation	Lower	—	Broadloom
Exercise Room	Lower	—	W/O To Garden
—	—	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.