



FOR SALE

DETACHED

MLS# W13847108

118 Warwood Road, Toronto, ON M9B 5B7

Islington-City Centre West, Toronto · M9B 5B7

C\$ 2,999,999

4	5	3,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 118 Warwood Road- a striking modern farmhouse situated on an estate size 73' x 155' lot in Etobicoke's exclusive Glen Park community. This custom rebuilt residence pairs timeless architectural design with exceptional craftsmanship and scale rarely found in the city. A wraparound front porch frames the home's impressive facade, and provides a welcoming space for conversation, relaxation, or simply appreciating the beauty of its surroundings. The interior showcases open, sunlit spaces with vaulted ceilings, a 10 foot quartz island, custom cabinetry, and a full walk-in pantry. Flooded with natural light from its large windows and dramatic sliding doors. The home offers a bright, airy ambiance year-round. Designed for entertaining and everyday luxury, the property includes a saltwater pool, new cabana, and meticulously landscaped grounds- all finished to the highest standards. Set in one of Etobicoke's most desirable neighbourhoods, Glen Park is a community defined by connection, convenience, and pride of ownership. The Glen Park Homeowners Association organizes seasonal events that foster a genuine sense of neighbourhood spirit. Families appreciate the areas top-rated schools, close-knit streets, and access to excellent amenities-from local shops and cafes to public libraries and recreational facilities. Nearby West Deane Park offers kilometers of scenic trails for walking and cycling. With Highway 427, Pearson Airport, and downtown Toronto, all within an easy reach, this location combines city accessibility with a rare sense of space and privacy. 118 Warwood Road delivers the best of Etobicoke living- a property that embodies quality, scale, and enduring style in a community where every detail contributes to an exceptional way of life. Few communities capture such a rare balance of connection, comfort, and sophistication-Glen Park stands as a place that truly enriches the lives of those who call it home.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Electric Car Charger
- ✓ Public Transit
- ✓ School Bus Route
- ✓ Library

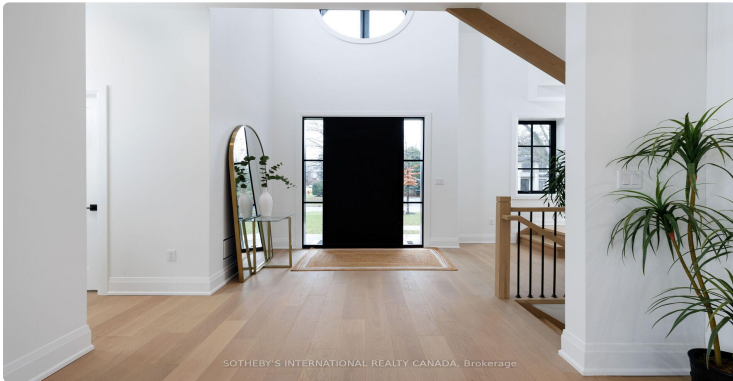
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	East
AREA RANGE	3000-3500 sqft
PARKING	7.5 spaces
ANNUAL TAX	\$6,561
POSTAL CODE	M9B 5B7
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Vaulted Ceiling(s), Large Closet, Staircase
Kitchen	Main	—	Centre Island, B/I Appliances, Breakfast Area
Pantry	Main	—	Large Window, B/I Appliances, Quartz Counter
Dining Room	Main	—	Casement Windows, Combined w/Kitchen, Combined w/Great Rm
Office	Main	—	Coffered Ceiling(s), French Doors, Casement Windows
Mud Room	Main	—	Access To Garage, Large Window, B/I Closet
Great Room	Main	—	Floor/Ceil Fireplace, Sliding Doors, W/O To Porch
Primary Bedroom	Second	—	5 Pc Ensuite, Vaulted Ceiling(s), W/O To Terrace
Other	Second	—	Vaulted Ceiling(s), B/I Closet, Large Window
Bedroom 2	Second	—	3 Pc Ensuite, B/I Closet, Vaulted Ceiling(s)
Bedroom 3	Second	—	4 Pc Ensuite, B/I Closet, Vaulted Ceiling(s)
Bedroom 4	Second	—	4 Pc Ensuite, B/I Closet, Vaulted Ceiling(s)
Laundry	Second	—	Custom Backsplash, Quartz Counter, Stainless Steel Sink
Game Room	Lower	—	Vinyl Floor, LED Lighting, Above Grade Window
Kitchen	Lower	—	LED Lighting, Quartz Counter, B/I Appliances
Utility Room	Lower	—	Concrete Floor, LED Lighting, Enclosed
Other	Basement	—	LED Lighting, Vinyl Floor, Enclosed

GALLERY





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SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.