



SUTTON GROUP-ADMIRAL REALTY INC. Brokerage

FOR SALE

CONDO APARTMENT

MLS# W13861000

15 Windermere Avenue 314, Toronto, ON M6S 5A2

High Park-Swansea, Toronto · M6S 5A2

C\$ 484,900

1	1	550	1	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Enjoy the best of waterfront living and city convenience at 15 Windermere Avenue #314, ideally located near the tranquil shores of Lake Ontario at Sunnyside Park and the expansive natural beauty of High Park. Set within Windermere By The Lake in Toronto's desirable High Park-Swansea neighbourhood, this thoughtfully designed 598 sq. ft. condo offers 1 bedroom, 1 bathroom and southwest exposure. 10 foot ceilings make this home feel spacious and luxurious, making it seem bigger than it is! Large picture casement windows brighten the open-concept living and dining area, where hardwood flooring creates an inviting setting for relaxing and entertaining. The kitchen features granite countertops, track lighting, ceramic backsplash, stainless steel appliances & undermount double sink. A comfortable primary bedroom offers broadloom flooring, a double mirrored closet and a large casement window, while the 4-piece bathroom features marble flooring and a built-in vanity. Convenient in-suite laundry includes a 2026 washer and dryer with a 5-year warranty. All electrical light fixtures and window coverings, including blackout blinds, are included, along with an owned underground parking space, a garage door remote and an owned locker. Residents enjoy concierge/security services and an array of amenities, including an indoor pool, sauna, exercise room, games room, guest suites and a party/meeting room. Monthly maintenance fees include heat, hydro, air conditioning, water, parking, common elements and building insurance for added convenience. Whether jogging along the waterfront, exploring High Park's trails or commuting downtown, this location keeps you connected to nature and urban essentials, with public transit, schools and St. Joseph's Hospital nearby. An inviting opportunity for first-time buyers, investors or downsizers seeking comfort and convenience in Toronto's vibrant west end.

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Waterfront
- ✓ School

PROPERTY DETAILS

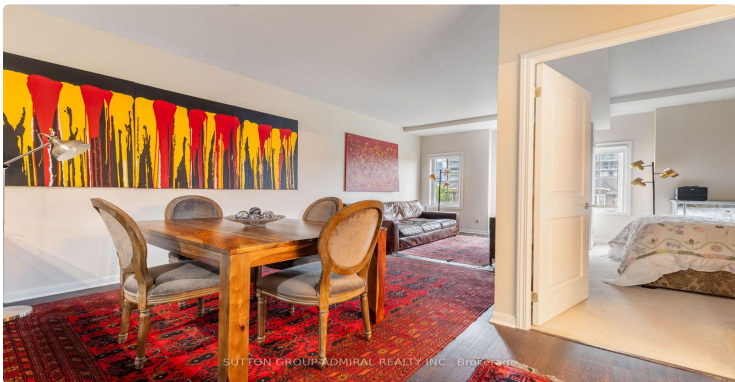
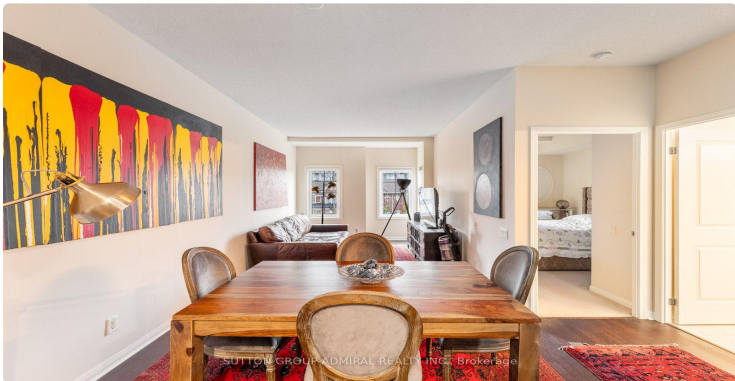
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	16-30 years
AREA RANGE	500-599 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,218
POSTAL CODE	M6S 5A2
NEIGHBOURHOOD	High Park-Swansea

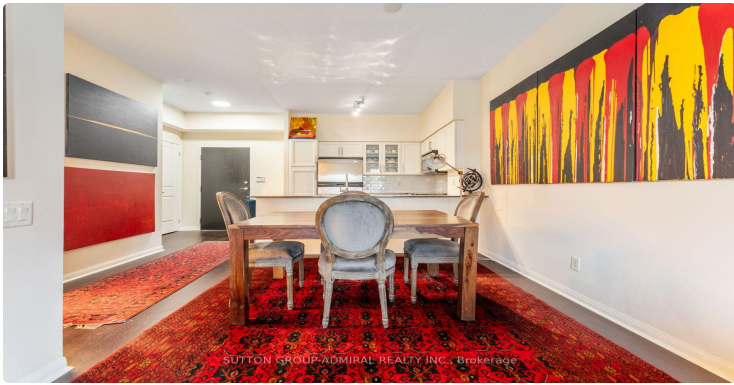
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
15 Windermere Avenue 314, Toronto, ON M6S 5A2			SUTTON GROUP-ADMIRAL REALTY INC.

Primary Bedroom	Flat	—	Broadloom, Double Closet, Large Window
Living Room	Flat	—	Hardwood Floor, Combined w/Dining, Picture Window
Dining Room	Flat	—	Hardwood Floor, Open Concept, Combined w/Living
Kitchen	Flat	—	Stainless Steel Appl, Granite Counters, Track Lighting
Bathroom	Flat	—	4 Pc Bath, Marble Floor, B/I Vanity

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.