



FOR SALE

DETACHED

MLS# C13472740

99 Grantbrook Street, Toronto, ON M2R 2G2

Newtonbrook West, Toronto · M2R 2G2

C\$ 1,488,000

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

ABOUT THIS PROPERTY

Exceptional Family Home On A Rare Premium 75.94' x 99' Double-Frontage Lot In The Heart Of Newtonbrook West! This Spacious 5+1 Bedroom, 2+1 Bathroom And 1+1 Kitchen Detached Residence Offers Approximately 2,500-3,000 Sq. Ft. Of Well-Designed Living Space Ideal For Growing Families.The Main Level Features Bright, Expansive Principal Rooms, Hardwood Flooring Throughout, An Extended Gourmet Kitchen With Granite Countertops, Stylish Backsplash, Built-In Stainless Steel Appliances And Wine Cooler, Plus A Spacious Family Room Overlooking The Beautifully Landscaped Backyard.The Fully Finished Lower Level With Separate Entrance Includes An Additional Bedroom, Kitchen, Bathroom, Stacked Washer & Dryer, And Family Room, Providing Excellent Flexibility For Extended Family Living, Guests, Or Potential Rental Income. The Functional Layout Offers The Possibility Of Creating Independent Living Areas, With An Existing Separation Door Allowing For Additional Privacy And Future Income Opportunities.Extensively Updated For Comfort, Efficiency And Peace Of Mind, The Home Features A Lorex Security Camera System (2021), Energy-Efficiency Improvements Through The Enbridge Home Energy Conservation Program Including R60 Attic Insulation With Cellulose Top-Up (2022), And A Complete Roof Replacement In May 2022 Featuring Premium IKO Dynasty Architectural Shingles, New Plywood Sheathing, New Eavestroughs And Downspouts, Leaf Guards, And A Transferable Warranty.Ideally Located Near Top-Rated Schools, Parks, Shopping, Restaurants, Public Transit And Major Amenities, This Rare Offering Combines Exceptional Living Space, Quality Upgrades, Income Potential, And Outstanding Future Value In One Of North York's Most Desirable Family-Friendly Neighborhood.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 4
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	3 spaces
ANNUAL TAX	\$9,290
POSTAL CODE	M2R 2G2
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	BAY STREET GROUP INC.
99 Grantbrook Street, Toronto, ON M2R 2G2				

Living Room	Main	—	Hardwood Floor, Fireplace, Combined w/Dining
Kitchen	Main	—	Hardwood Floor, Centre Island, B/I Appliances
Family Room	Main	—	Hardwood Floor, Combined w/Kitchen, W/O To Patio
Laundry	Main	—	Ceramic Floor, Pantry, W/O To Porch
Primary Bedroom	Upper	—	Hardwood Floor, Overlooks Backyard, Large Closet
Bedroom 2	Upper	—	Hardwood Floor, Large Window, Closet
Bedroom 3	Upper	—	Hardwood Floor, B/I Bookcase, Closet
Office	Ground	—	Hardwood Floor, B/I Bookcase, Overlooks Frontyard
Nursery	Ground	—	Hardwood Floor, Overlooks Backyard, Closet
Bedroom	Basement	—	Laminate, Above Grade Window, Walk-In Closet(s)
Kitchen	Basement	—	Laminate, Walk Through, Above Grade Window
Foyer	Main	—	Walk Through, Ceramic Floor
Family Room	Basement	—	Hardwood Floor, Fireplace, Above Grade Window

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.