



Best Sellers Realty Inc., Brokerage

FOR SALE

DETACHED

MLS# C13564726

52 Grantbrook Street N, Toronto, ON M2R 2E9

Newtonbrook West, Toronto · M2R 2E9

C\$ 2,988,888

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

ABOUT THIS PROPERTY

Welcome to this exceptional custom-built luxury residence in the highly coveted Newtonbrook West neighbourhood of Toronto. Fully renovated with impeccable craftsmanship, this elegant home showcases a grand marble foyer, stunning marble flooring, soaring ceilings, built-in speakers, electric blinds, and an abundance of natural light throughout the main and upper levels. The chef-inspired kitchen features premium built-in Miele appliances, quartz countertops, a massive centre island with extensive storage, a gas cooktop with a convenient pot filler, and opens to a warm and inviting family room complete with custom built-in bookshelves and additional storage. Spacious formal living and dining rooms make entertaining effortless, while a versatile main floor den with its own private entrance is ideal as a home office, professional workspace or guest suite. Every generously sized upper-level bedroom enjoys its own private ensuite bathroom. The luxurious primary retreat offers a spa-inspired 6-piece ensuite with a soaker tub, oversized glass shower, double vanity, and an impressive custom walk-in closet with built-in shelving and drawers. A walkout balcony, upper-level laundry with sink and quartz folding counter, and a private elevator servicing the basement to the second floor provide exceptional convenience for families of all ages. The professionally finished lower level with heated floors throughout is an entertainer's dream, featuring a private home gym with glass walls, mirrors, rubber flooring and heated floors, a spectacular theatre room with projector, screen, built-in cabinetry and heated floors, plus a spacious recreation area with custom wine racks, wet bar with quartz countertops, built-in storage, and a walk-up to the deep, fully fenced backyard. Situated on a premium corner lot with an in-ground sprinkler system, this remarkable home perfectly combines luxury, functionality and timeless elegance in one of Toronto's most sought-after communities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School Bus Route

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Out
FACING	West
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$17,261
POSTAL CODE	M2R 2E9
NEIGHBOURHOOD	Newtonbrook West

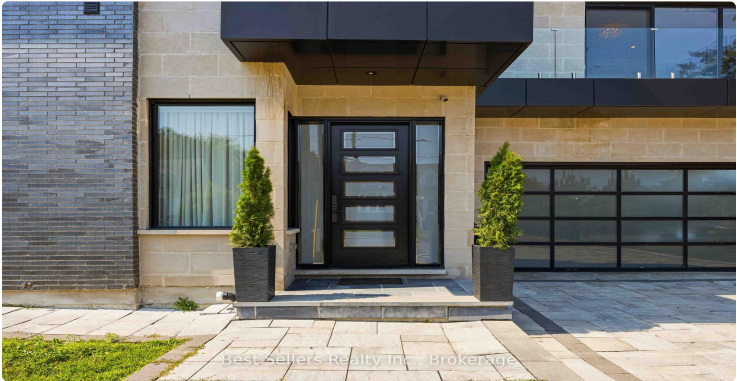
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Large Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Large Window
Den	Main	—	Hardwood Floor, Side Door, Large Window
Kitchen	Main	—	Quartz Counter, Stainless Steel Appl, Marble Floor
Family Room	Main	—	Hardwood Floor, Gas Fireplace, B/I Bookcase
Primary Bedroom	Second	—	6 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Second	—	4 Pc Ensuite, Hardwood Floor, Large Window
Bedroom 3	Second	—	3 Pc Ensuite, Hardwood Floor, W/O To Balcony
Bedroom 4	Second	—	3 Pc Ensuite, Double Closet, Hardwood Floor
Bedroom 5	Basement	—	Hardwood Floor, Double Closet, Window
Recreation	Basement	—	B/I Shelves, Wet Bar, Marble Floor
Media Room	Basement	—	Broadloom, Heated Floor, Built-in Speakers
Exercise Room	Basement	—	Glass Doors, Heated Floor, Mirrored Walls

GALLERY



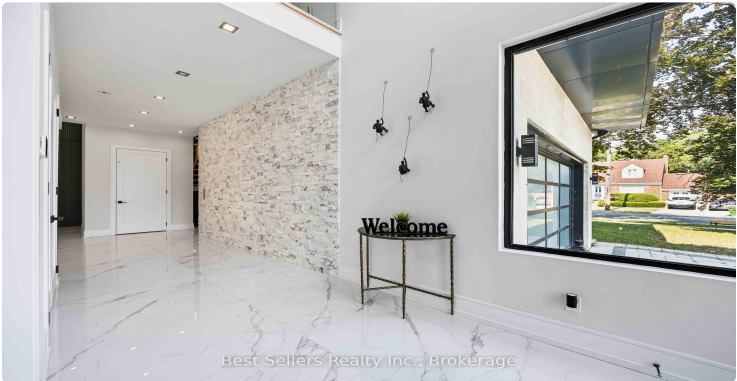
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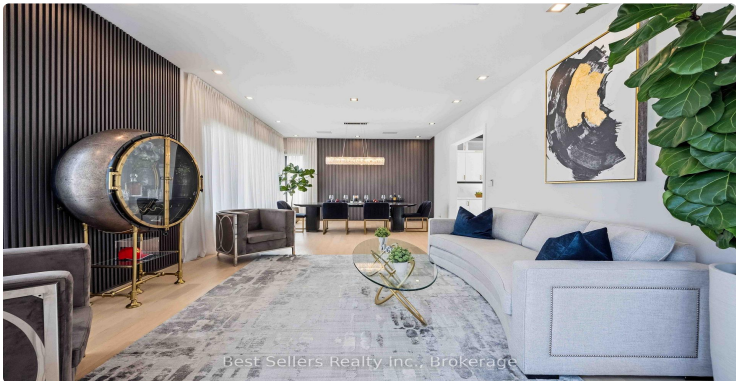
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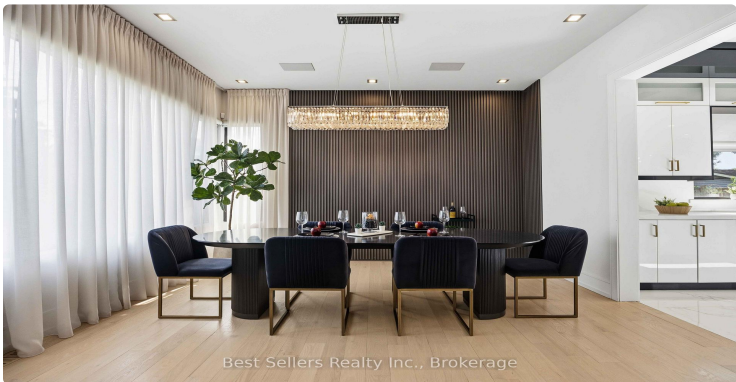
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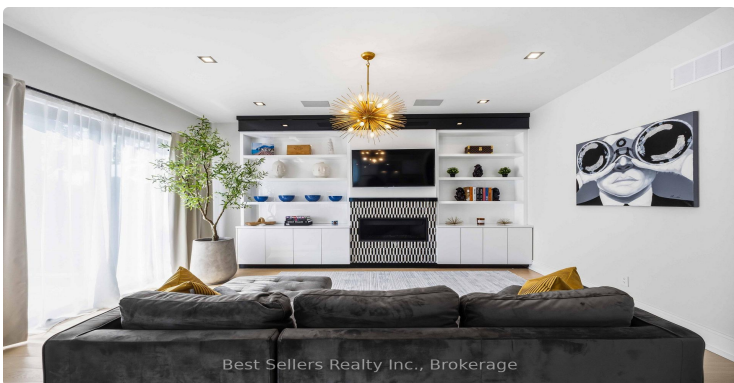
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LISTING AGENT

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