



FOR SALE

DETACHED

MLS# C13696146

38 Connaught Avenue, Toronto, ON M2M 1G6

Newtonbrook West, Toronto · M2M 1G6

C\$ 2,299,000

5	7	4,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Walk to Yonge st, TTC, Shops, Tim Hortons, Custom Built Luxurious Home In Highly Sought After Location! Double Entrance Door With Iron And Murano Glass, Family Size Kitchen W/Granite Counter And B/I Appliances, Crown Molding, Pot lights, Huge Hallway 2nd Floor W/Skylight, Open Riser Stairs, Marble Flooring In Foyer,4 Bedrooms Have their Own Bathrooms And W/In Closets Perfect For Big Family, Master bedroom W /6Pc Ensuite-Double Vanity, Jacuzzi Tub, Bidet And Two Closets, Huge Backyard And Deck. Separate Entrance To The Bsmt.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$11,613
POSTAL CODE	M2M 1G6
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.46 x 3.68	Hardwood Floor, Combined w/Dining, Crown Moulding
Dining Room	Main	4.81 x 3.68	Hardwood Floor, Combined w/Living, Pot Lights
Kitchen	Main	5.75 x 4.40	Hardwood Floor, Centre Island, Granite Counters
Breakfast	Main	0.00 x 0.00	Hardwood Floor, Overlooks Backyard, W/O To Deck
Family Room	Main	5.15 x 3.90	Hardwood Floor, Fireplace, Crown Moulding

ROOM	LEVEL	DIMENSIONS	FEATURES
Library	Main	3.80 x 2.70	Hardwood Floor, Window, Crown Moulding
Primary Bedroom	Second	5.78 x 4.20	Laminate, Walk-In Closet(s), 6 Pc Ensuite
Bedroom 2	Second	3.71 x 3.43	Laminate, Walk-In Closet(s), 4 Pc Ensuite
Bedroom 3	Second	3.71 x 3.68	Laminate, Walk-In Closet(s), 4 Pc Ensuite
Bedroom 4	Second	3.83 x 3.70	Laminate, Walk-In Closet(s), 4 Pc Ensuite
Foyer	Main	0.00 x 0.00	Marble Floor, Double Doors, Crown Moulding
Cold Room/Cantina	Basement	0.00 x 0.00	3 Pc Ensuite, Walk-Up, Double Doors

GALLERY



LISTING AGENT

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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.