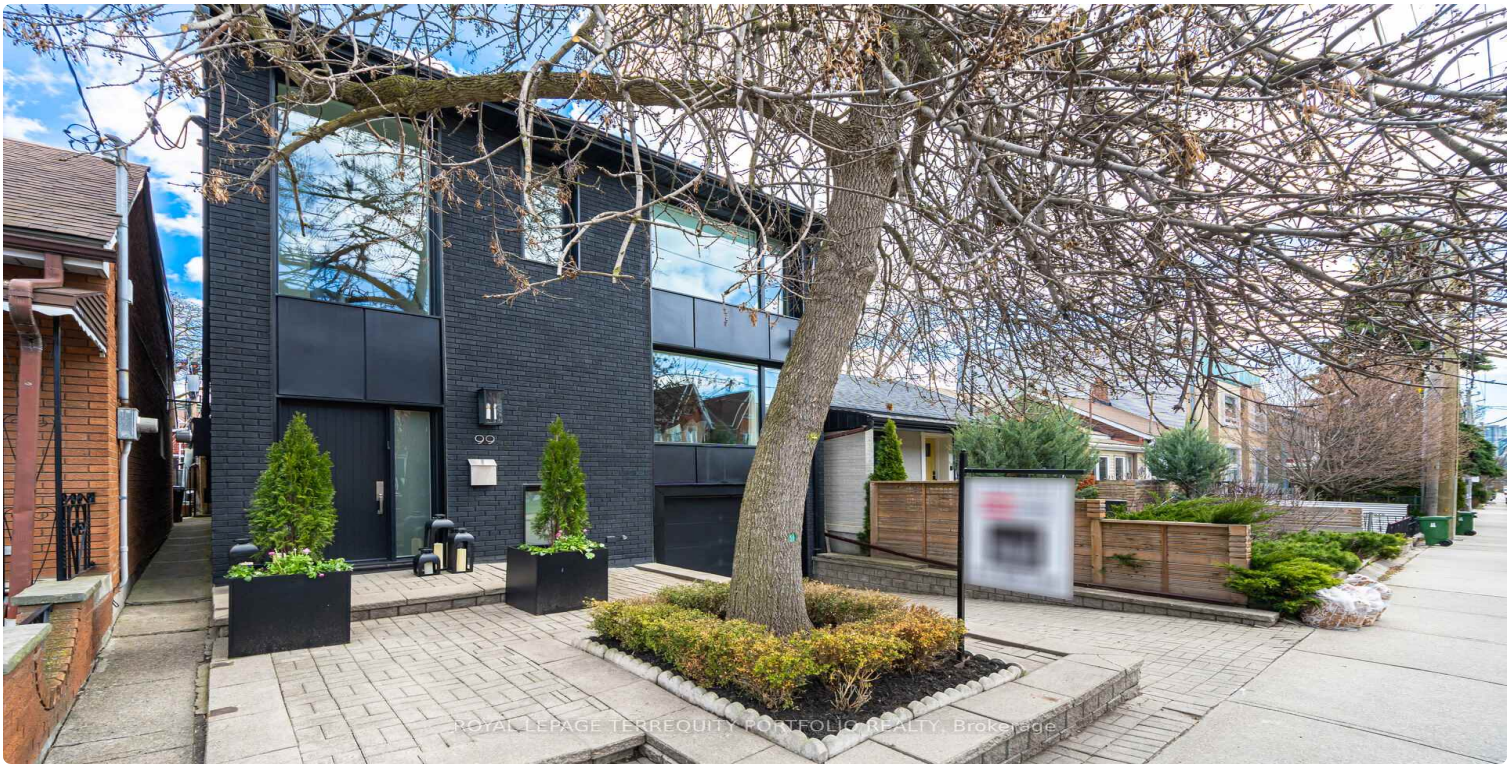




FOR SALE

DETACHED

MLS# C13785298

99 Claremont Street, Toronto, ON M6J 2M7

Trinity-Bellwoods, Toronto · M6J 2M7

C\$ 2,325,000

3	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to an exceptional detached residence just steps from Trinity Bellwoods-where refined design meets effortless everyday living. This home offers a rare blend of sophistication and warmth, crafted for those who appreciate both style and substance. At the heart of the home, a chef-inspired kitchen flows seamlessly into elegant living and dining spaces, perfect for both intimate gatherings and grand entertaining. Tucked just beyond, a truly standout feature: large, custom-designed pantry complete with a built-in wine fridge and a coffee station-bringing boutique café luxury and curated convenience right into your daily routine. A rare and highly sought-after feature in this neighbourhood, the property boasts a private drive leading to a built-in garage with direct access to the fully finished basement-offering unparalleled convenience, security, and flexibility for modern living. Every detail has been thoughtfully considered, from high-end finishes to the seamless indoor outdoor connection. Upstairs, serene bedrooms offer a private retreat, while the primary suite exudes hotel-inspired comfort with spa-like ensuite bath and large wall to wall closet. The outdoor space provides a tranquil escape in the city, ideal for summer evenings or weekend relaxation.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

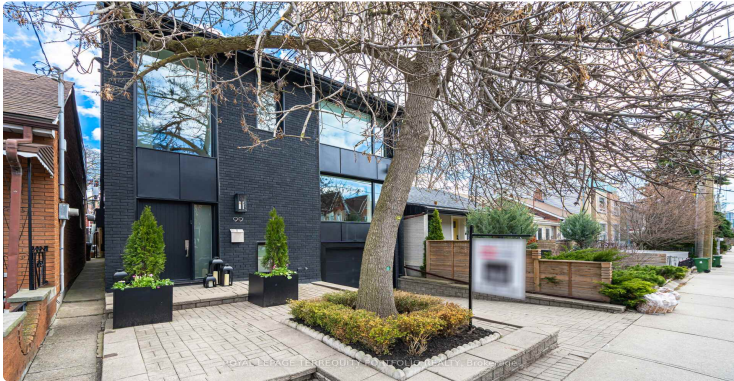
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,260
POSTAL CODE	M6J 2M7
NEIGHBOURHOOD	Trinity-Bellwoods

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Gas Fireplace, Large Window, Wood
Dining Room	Main	—	Wood, Open Concept, Pot Lights

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Modern Kitchen, Centre Island, W/O To Deck
Pantry	Main	—	Window, Separate Room, Wood
Primary Bedroom	Second	—	His and Hers Closets, Ensuite Bath, Picture Window
Bedroom 2	Second	—	2 Way Fireplace, Double Closet, Picture Window
Bedroom 3	Second	—	2 Way Fireplace, Large Window, Hardwood Floor
Recreation	Lower	—	Access To Garage, W/O To Yard
Laundry	Lower	—	Tile Floor, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE TERREQUITY PORTFOLIO REALTY

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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.