



FOR SALE

DETACHED

MLS# C13827490

89 William Durie Way, Toronto, ON M2R 0A9

Newtonbrook West, Toronto · M2R 0A9

C\$ 2,388,000

4	5	3,250	3	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautiful 3 storey detached in the heart of North York! Rarely Offered 4-Bedroom, 5-Bathroom Detached Residence Showcasing Exceptional Craftsmanship, Premium Finishes & Designer Upgrades Throughout. Originally Built As A Mattamy Model Home, This Elegant Residence Features An Impressive Open-Concept Layout With 9' Ceilings On Main Floor, Beautiful Coffered Ceilings, Upgraded Engineered Hardwood Flooring, Pot Lights & Custom Details Throughout. Bright & Spacious Main Floor Offers Sophisticated Living & Dining Areas, A Family Room With Gas Fireplace, Oversized Windows & Walk-Out To Balcony. Gourmet Chef's Kitchen Features Upgraded Cabinetry, Quartz Countertops, Ceramic Backsplash, Large Centre Island With Breakfast Bar & High-End Premium Appliances. Luxurious Primary Retreat Boasts A Spa-Like 5-Pc Ensuite With Freestanding Tub, Separate Shower & Large Walk-In Closet. 2nd and 3rd Bedrooms Feature Private Ensuites, With Convenient Second-Floor Laundry. Fully Equipped Ground-Level 1-Bedroom Apartment Includes 4-Pc Bath and Separate Walk-Out To Backyard-Perfect For In-Law , Guests Or Additional Income Potential. Finished Basement includes Kitchen and Private Laundry. Professionally Installed Lawn Irrigation System Provides Effortless Maintenance & Keeps The Grounds Lush Throughout The Season and a Tandem Garage. Ideally Located Just 5 Minutes To Finch Subway, 10 Minutes To Hwy 401 & Within Walking Distance To Schools, Parks, Transit & All Amenities. A Rare Opportunity To Own A Fully Upgraded & Thoughtfully Designed Home For Luxury, Comfort & Versatility.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ New Build

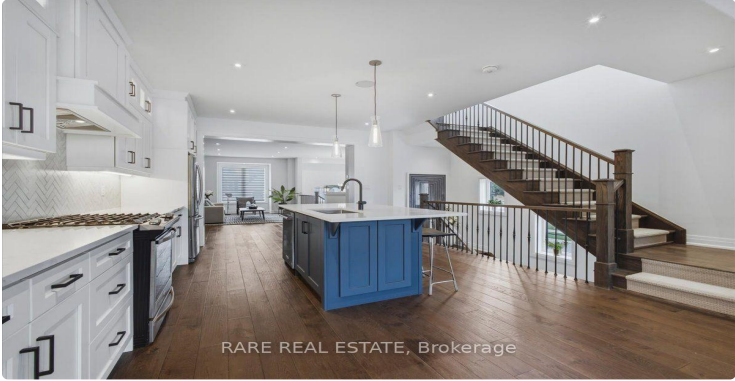
PROPERTY DETAILS

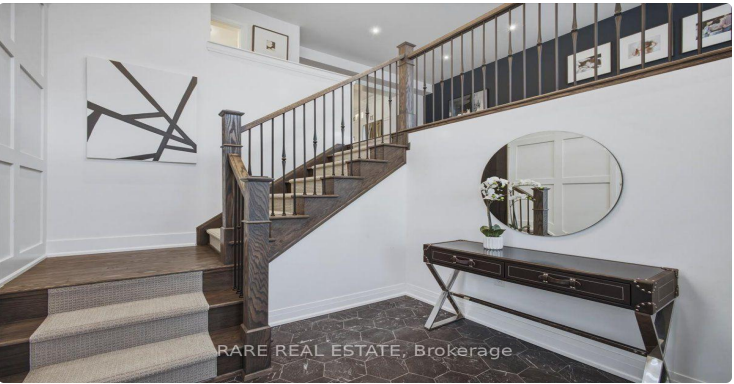
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AGE	0-5 years
AREA RANGE	3000-3500 sqft
PARKING	3 spaces
ANNUAL TAX	\$12,194
POSTAL CODE	M2R 0A9
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Recreation	Lower	—	Gas Fireplace, W/O To Patio, Hardwood Floor
Bedroom 4	Lower	—	4 Pc Bath, Large Window, Hardwood Floor
Great Room	Main	—	W/O To Deck, Gas Fireplace, Coffered Ceiling(s)
Kitchen	Main	—	Centre Island, Stainless Steel Appl, Pot Lights
Living Room	Main	—	Pot Lights, Large Window, Hardwood Floor
Primary Bedroom	Upper	—	5 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Upper	—	4 Pc Bath, Walk-In Closet(s), Hardwood Floor
Bedroom 3	Upper	—	3 Pc Bath, Walk-In Closet(s), Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

RARE REAL ESTATE

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.