



FOR SALE

CONDO APARTMENT

MLS# C14030538

# 9 Greenbriar Road 306, Toronto, ON M2K 1H4

Bayview Village, Toronto · M2K 1H4

C\$ 868,888

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 3         | 1,500 | 2       | 16-30     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Discover a rarely offered, fully renovated 2-storey condo at 9 Greenbriar Road #306, offering 1,416 sqft., 3 bedrooms and 3 bathrooms in Toronto's desirable Bayview Village community. Move-in ready with 9-foot ceilings and no upstairs neighbours, this home features laminate flooring across both levels, newly added broadloom on the stairs and elegant crown moulding. The kitchen showcases quartz countertops, stainless steel appliances, a breakfast bar, ceramic backsplash and pot lights. Open-concept living and dining areas provide an inviting setting for entertaining, with living room pot lights and a dining room walkout to a spacious, private terrace for outdoor enjoyment. A convenient powder room completes the main level. Upstairs, the primary bedroom features a walk-in closet and its own 4-piece ensuite, while a second bedroom also offers a walk-in closet. The versatile third bedroom provides space to add your own wardrobe or create a home office. A 3-piece bathroom with a frameless glass walk-in shower and an in-suite laundry closet complete this level. Additional highlights include 2 owned underground parking spaces, 1 owned locker, a security system, ample visitor parking and BBQs permitted. Enjoy nearby parks like Ethennonnhawahstihnen, Bayview Village, Clarinda parks & more, with the newly built Ethennonnhawahstihnen' Community Recreation Centre just steps away for healthy active living. Local schools include Bayview Middle School, St. Gabriel Catholic School, Earl Haig High School & more, with York University's Glendon Campus also within reach. Bayview Village Shopping Centre, local restaurants and North York General Hospital add everyday convenience. While nearby TTC routes, and steps from Bessarion and Leslie subway stations, with Oriole GO Station in close proximity. Easy access to Highways 401 and 404 connect you across the GTA.

### FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ Rec./Commun.Centre
- ✓ Library

### PROPERTY DETAILS

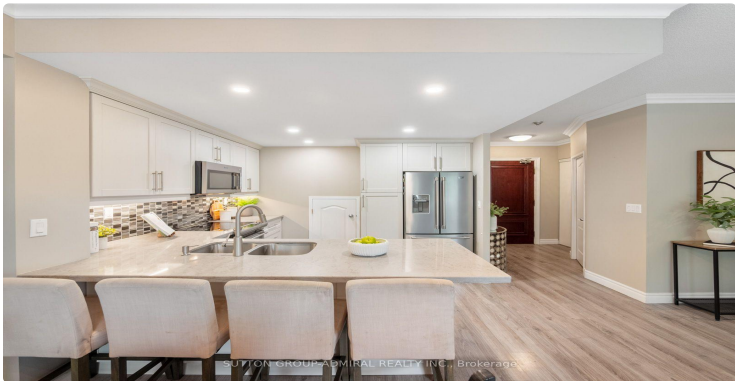
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | 2-Storey        |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 16-30 years     |
| AREA RANGE     | 1400-1599 sqft  |
| PARKING        | 2 spaces        |
| ANNUAL TAX     | \$4,690         |
| POSTAL CODE    | M2K 1H4         |
| NEIGHBOURHOOD  | Bayview Village |

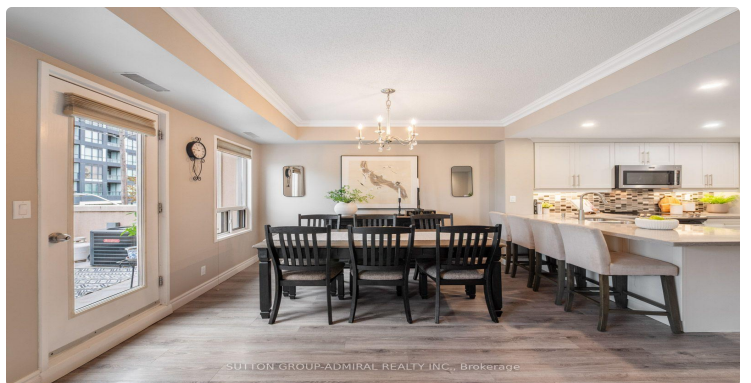
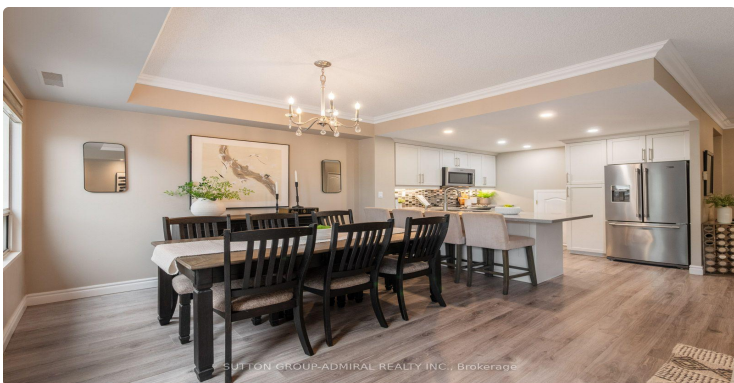
## ROOM BREAKDOWN

| ROOM                                       | LEVEL | DIMENSIONS | FEATURES |
|--------------------------------------------|-------|------------|----------|
| 9 Greenbriar Road 306, Toronto, ON M2K 1H4 |       |            |          |
| SUTTON GROUP-ADMIRAL REALTY INC.           |       |            |          |

|                 |        |   |                                                     |
|-----------------|--------|---|-----------------------------------------------------|
| Kitchen         | Main   | — | Stainless Steel Appl, Quartz Counter, Breakfast Bar |
| Dining Room     | Main   | — | W/O To Terrace, Crown Moulding, Laminate            |
| Living Room     | Main   | — | Pot Lights, Crown Moulding, Laminate                |
| Powder Room     | Main   | — | 2 Pc Bath, Tile Floor, B/I Vanity                   |
| Primary Bedroom | Second | — | Walk-In Closet(s), 4 Pc Ensuite, Laminate           |
| Bathroom        | Second | — | 4 Pc Bath, B/I Vanity, Tile Floor                   |
| Bedroom 2       | Second | — | Walk-In Closet(s), Laminate, Large Window           |
| Bedroom 3       | Second | — | Pot Lights, Laminate, Large Window                  |
| Bathroom        | Second | — | 3 Pc Bath, Separate Shower, B/I Vanity              |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

SUTTON GROUP-ADMIRAL REALTY INC.

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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.