



FOR LEASE

DETACHED

MLS# C14114768

# 289 Connaught Avenue, Toronto, ON M2M 1H7

Newtonbrook West, Toronto · M2M 1H7

## C\$ 6,300/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 5        | 5         | 2,250 | 3       | New       | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Welcome to 289 Connaught Avenue, a beautifully crafted south-facing custom residence nestled in a highly desirable neighbourhood just steps from Yonge Street and Finch Avenue. Thoughtfully designed with elegance, comfort, and functionality in mind, this exceptional 4-bedroom home showcases soaring ceilings, five skylights, rich oak hardwood flooring, and exquisite custom finishes throughout. The bright and spacious open-concept main floor is ideal for both everyday living and entertaining, featuring a stunning gourmet kitchen equipped with premium high-end appliances, generous counter space, and a welcoming breakfast area overlooking the family room. Step outside onto the sun-filled south-facing deck, perfect for outdoor dining and relaxation. Upstairs, retreat to the luxurious primary suite complete with a spacious walk-in closet and spa-inspired 6-piece ensuite featuring heated floors. The impressive finished walkout basement offers soaring 11-foot ceilings, heated flooring, private nanny's quarters, and a beautifully appointed walnut wine cellar, creating a versatile space for extended family living and entertaining. An interlocked driveway adds to the home's curb appeal. Ideally situated near excellent schools, TTC transit, shopping, dining, and everyday conveniences, this remarkable home delivers the perfect combination of sophisticated design, generous living space, and an unbeatable location. A truly exceptional place to call home!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ New Build

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Lease         |
| STYLE          | 2-Storey          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Finished, Walk-Up |
| FACING         | South             |
| AGE            | New years         |
| AREA RANGE     | 2000-2500 sqft    |
| PARKING        | 3 spaces          |
| POSTAL CODE    | M2M 1H7           |
| NEIGHBOURHOOD  | Newtonbrook West  |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS  | FEATURES                               |
|-------------|-------|-------------|----------------------------------------|
| Living Room | Main  | 3.81 x 3.60 | Hardwood Floor, Bay Window, Pot Lights |

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                                        |
|-----------------|--------|-------------|-------------------------------------------------|
| Dining Room     | Main   | 3.81 x 2.74 | Pot Lights, B/I Shelves, Built-in Speakers      |
| Kitchen         | Main   | 5.24 x 3.87 | B/I Appliances, Breakfast Area, Quartz Counter  |
| Family Room     | Main   | 5.24 x 3.77 | B/I Shelves, W/O To Deck, Gas Fireplace         |
| Primary Bedroom | Second | 4.93 x 3.53 | Built-in Speakers, 6 Pc Bath, Walk-In Closet(s) |
| Bedroom 2       | Second | 2.80 x 2.49 | Hardwood Floor, Large Window, Pot Lights        |
| Bedroom 3       | Second | 2.74 x 2.37 | Pot Lights, Large Closet, Hardwood Floor        |
| Bedroom 4       | Second | 4.20 x 2.80 | Large Window, 4 Pc Ensuite, Hardwood Floor      |
| Bedroom 5       | Lower  | 3.13 x 2.86 | Porcelain Floor, Heated Floor                   |
| Recreation      | Lower  | 5.00 x 4.99 | Walk-Out, Heated Floor, Fireplace               |

# GALLERY





**Pavel Shaganenko**

EXP REALTY

**Email:** pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.