


FOR SALE | DETACHED | MLS# C14159660

# 99 Grantbrook Street, Toronto, ON M2R 2G2

Newtonbrook West, Toronto · M2R 2G2

## C$ 1,200,000

| 6 | 3 | 2,750 | 3 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Exceptional Family Home On A Rare Premium 75.94' x 99' Double-Frontage Lot In The Heart Of Newtonbrook West! This Spacious 5+1 Bedroom, 2+1 Bathroom And 1+1 Kitchen Detached Residence Offers Approximately 2,500-3,000 Sq. Ft. Of Well-Designed Living Space Ideal For Growing Families.The Main Level Features Bright, Expansive Principal Rooms, Hardwood Flooring Throughout, An Extended Gourmet Kitchen With Granite Countertops, Stylish Backsplash, Built-In Stainless Steel Appliances And Wine Cooler, Plus A Spacious Family Room Overlooking The Beautifully Landscaped Backyard.The Fully Finished Lower Level With Separate Entrance Includes An Additional Bedroom, Kitchen, Bathroom, Stacked Washer & Dryer, And Family Room, Providing Excellent Flexibility For Extended Family Living, Guests, Or Potential Rental Income. The Functional Layout Offers The Possibility Of Creating Independent Living Areas, With An Existing Separation Door Allowing For Additional Privacy And Future Income Opportunities.Extensively Updated For Comfort, Efficiency And Peace Of Mind, The Home Features A Lorex Security Camera System (2021), Energy-Efficiency Improvements Through The Enbridge Home Energy Conservation Program Including R60 Attic Insulation With Cellulose Top-Up (2022), And A Complete Roof Replacement In May 2022 Featuring Premium IKO Dynasty Architectural Shingles, New Plywood Sheathing, New Eavestroughs And Downspouts, Leaf Guards, And A Transferable Warranty.Ideally Located Near Top-Rated Schools, Parks, Shopping, Restaurants, Public Transit And Major Amenities, This Rare Offering Combines Exceptional Living Space, Quality Upgrades, Income Potential, And Outstanding Future Value In One Of North York's Most Desirable Family-Friendly Neighborhood.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | Sidesplit 4 |
| PROPERTY TYPE | Detached |
| BASEMENT | Finished |
| FACING | West |
| AREA RANGE | 2500-3000 sqft |
| PARKING | 3 spaces |
| ANNUAL TAX | $9,290 |
| POSTAL CODE | M2R 2G2 |
| NEIGHBOURHOOD | Newtonbrook West |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|

| | | | |
|---|---|---|---|
| Living Room | Main | — | Hardwood Floor, Fireplace, Combined w/Dining |
| Kitchen | Main | — | Hardwood Floor, Centre Island, B/I Appliances |
| Family Room | Main | — | Hardwood Floor, Combined w/Kitchen, W/O To Patio |
| Laundry | Main | — | Ceramic Floor, Pantry, W/O To Porch |
| Primary Bedroom | Upper | — | Hardwood Floor, Overlooks Backyard, Large Closet |
| Bedroom 2 | Upper | — | Hardwood Floor, Large Window, Closet |
| Bedroom 3 | Upper | — | Hardwood Floor, B/I Bookcase, Closet |
| Office | Ground | — | Hardwood Floor, B/I Bookcase, Overlooks Frontyard |
| Nursery | Ground | — | Hardwood Floor, Overlooks Backyard, Closet |
| Bedroom | Basement | — | Laminate, Above Grade Window, Walk-In Closet(s) |
| Kitchen | Basement | — | Laminate, Walk Through, Above Grade Window |
| Foyer | Main | — | Walk Through, Ceramic Floor |
| Family Room | Basement | — | Hardwood Floor, Fireplace, Above Grade Window |

# GALLERY


BAY STREET GROUP INC., Brokerage


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## LISTING AGENT


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Prepared for you on November 7, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.