



FOR SALE

DETACHED

MLS# E13856016

99 Amberjack Boulevard, Toronto, ON M1H 2J6

Woburn, Toronto · M1H 2J6

C\$ 1,050,000

4	2	1,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully renovated detached home where comfort, style, and everyday living come together in a desirable neighbourhood. From the moment you enter, you'll appreciate the bright, inviting atmosphere created by the large windows, professionally painted interiors, and elegant hardwood flooring throughout. The spacious layout offers four comfortable bedrooms, a modern kitchen, and two fully washrooms designed to bring convenience and contemporary style to your family's daily routine. The finished basement provides exceptional flexibility-perfect for a family recreation area, home office, gym, children's playroom, or additional space for guests and extended family. Step outside and discover your own private backyard escape, complete with a beautiful inground swimming pool. Whether you're enjoying peaceful afternoons by the water or hosting unforgettable summer gatherings, this backyard is made for relaxation and entertaining. An attached garage and spacious driveway add everyday convenience, while the generous lot offers room to enjoy, grow, and create lasting memories. Set in a welcoming family-oriented community close to schools, parks, shopping, public transit, and essential amenities, this home delivers the lifestyle buyers dream about. Move-in ready, thoughtfully updated, and designed for memorable living-this is more than a house; it's the place you'll be proud to call home.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,635
POSTAL CODE	M1H 2J6
NEIGHBOURHOOD	Woburn

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Living
Kitchen	Main	—	Renovated, Quartz Counter, Eat-in Kitchen
Primary Bedroom	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 2	Second	—	Hardwood Floor, Closet, Large Window
Bedroom 3	Ground	—	Hardwood Floor, Double Closet, Large Window
Bedroom 4	Ground	—	Hardwood Floor, Closet, Large Window
Recreation	Basement	—	Concrete Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMES SWEET HOMES REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.