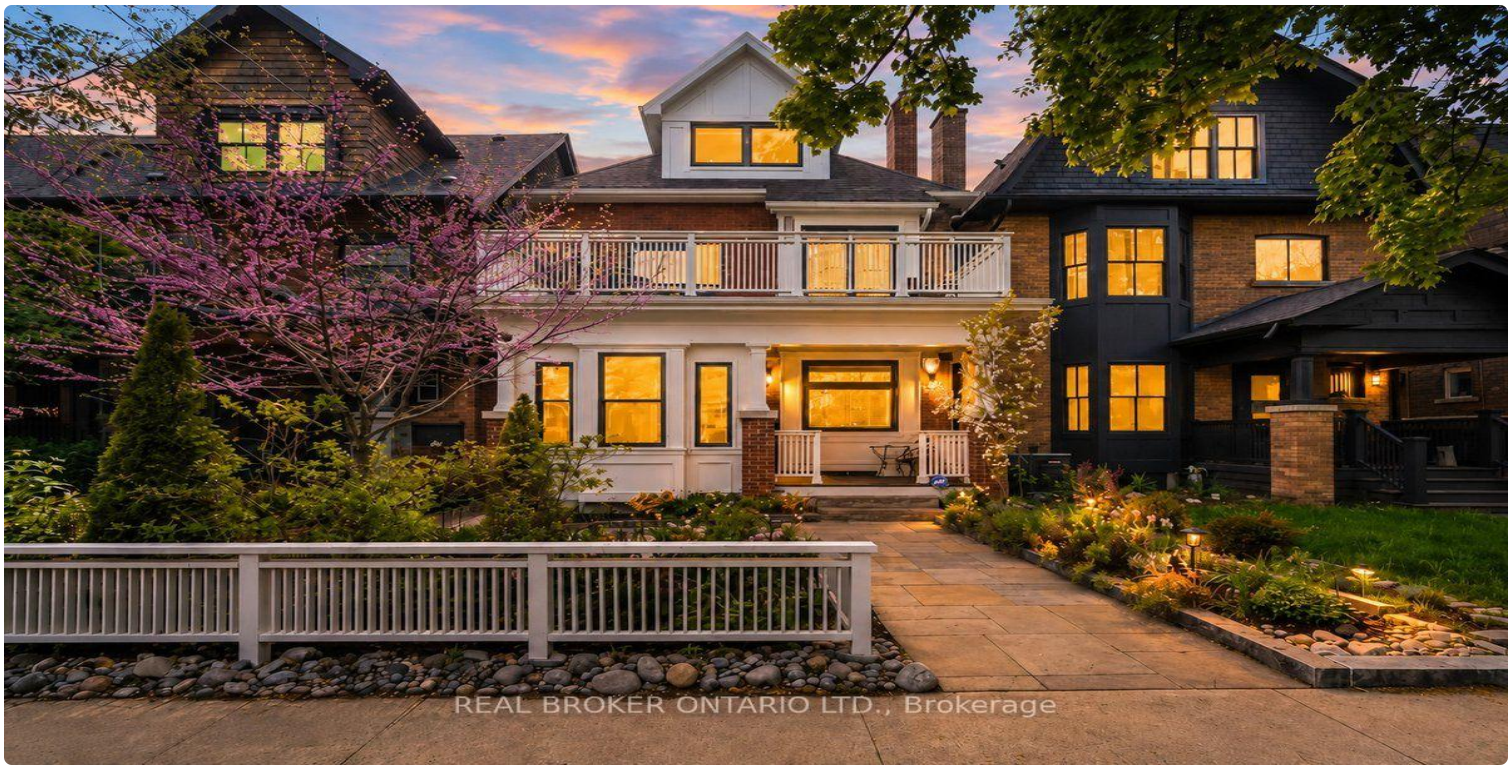


FOR SALE | DETACHED | MLS# E14122310

20 Brookmount Road, Toronto, ON M4L 3N1

The Beaches, Toronto · M4L 3N1

C$ 2,499,000

5	5	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to one of Toronto's most coveted hidden gems in the heart of the Beach Triangle, where timeless character meets sophisticated modern living, just steps from the Beach. Your clients will absolutely love living here. This extraordinary 3-storey residence offers 5 spacious bedrooms, 5 bathrooms, and an exceptional blend of architectural charm and contemporary design curated for elevated living. Thoughtfully designed with balconies extending from nearly every bedroom, the home seamlessly connects indoor comfort with the beauty of its lush surroundings. Refined finishes, and sun-filled principal rooms create a warm yet sophisticated atmosphere throughout. The large statement kitchen and elegant living spaces are perfectly suited for both everyday living and upscale entertaining. The fully finished lower level impresses with 9-foot ceilings, a private home theatre, dedicated gym space, and abundant room for recreation and relaxation. A true standout convenient and luxury feature is the rare heated garage complete with Hydro Lift technology, currently accommodating 3 vehicles. Located in the highly coveted Beach Triangle enclave, this home offers the ultimate Toronto lifestyle just moments from Woodbine Beach, the Boardwalk, and the Martin Goodman Trail. Enjoy the charm of Queen Street East's boutiques, cafes, acclaimed restaurants, artisan markets, vibrant community atmosphere, quick commute to downtown and 24 hr streetcar service, all while being surrounded by tree-lined streets, parks, and top-rated schools. Luxury lakeside living at its finest where character, community, and modern convenience come together in one truly remarkable property.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

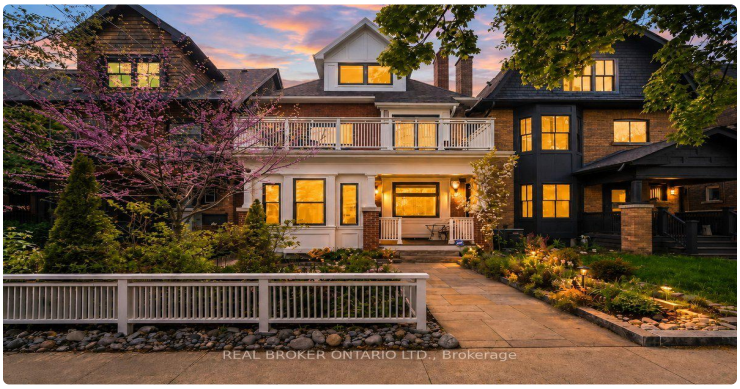
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$12,201
POSTAL CODE	M4L 3N1
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Dining Room	Main	5.80 x 3.10	Hardwood Floor, Open Concept
Great Room	Main	5.90 x 4.70	Hardwood Floor, Gas Fireplace, B/I Shelves
Kitchen	Main	6.20 x 4.20	Hardwood Floor, Open Concept, W/O To Deck
Bedroom 2	Second	5.60 x 3.00	Hardwood Floor, Walk-In Closet(s), W/O To Deck
Bedroom 3	Second	5.20 x 3.20	Hardwood Floor, Walk-In Closet(s), Juliette Balcony
Bedroom 4	Second	4.00 x 3.00	Hardwood Floor, Walk-In Closet(s), Juliette Balcony
Primary Bedroom	Third	6.20 x 5.00	Hardwood Floor, 4 Pc Ensuite, W/O To Deck
Foyer	Main	2.74 x 2.24	Tile Floor, B/I Shelves
Living Room	Basement	6.20 x 3.70	Vinyl Floor, Open Concept
Exercise Room	Basement	3.40 x 2.40	Vinyl Floor, Open Concept
Recreation	Basement	2.40 x 2.00	Vinyl Floor, Open Concept
Bedroom	Basement	3.40 x 3.30	Vinyl Floor, Walk-In Closet(s)

GALLERY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REAL BROKER ONTARIO LTD., Brokerage

BEACH
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LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.