



190 Forest Hill Rd
Toronto Ontario M5P 2N4
Toronto C03 Forest Hill South Toronto
SPIS: N **Taxes:** \$37,495/2024 **DOM:** 0
List: \$8,188,888 For: Sale
Detached **Front On:** N **Rms:** 11 + 3
Link: N **Acre:** **Bedrooms:** 5 + 1
3-Storey **Washrooms:** 8
1x2xGround, 1x6x2nd, 3x4x2nd,
1x3x3rd, 2x3xBsmt
Lot: 45 x 191.5 Feet **Irreg:**
Dir/Cross St: Forest Hill & Hillholm
Directions: Forest Hill & Hillholm

MLS#: C12255762 **PIN#:** 211800169
Possession Date: 08/01/2025

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 5000+ Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick / Stone Drive: Available Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Hospital, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Survey Type: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.42	x 13.32	Marble Fireplace	Crown Moulding	O/Looks Frontyard
2	Office	Main	16.04	x 11.91	B/I Bookcase	Built-In Speakers	Halogen Lighting
3	Dining	Main	17.16	x 13.32	Combined W/Kitchen	Hardwood Floor	
4	Family	Main	20.34	x 14.6	W/O To Garden	Window Flr to Ceil	
5	Kitchen	Main	27.95	x 14.01	Centre Island	B/I Bar	Breakfast Area
6	Prim Bdrm	2nd	20.44	x 19	W/I Closet	W/O To Balcony	6 Pc Ensuite
7	2nd Br	2nd	15.09	x 12.01	W/I Closet	Hardwood Floor	4 Pc Ensuite
8	3rd Br	2nd	14.99	x 13.25	Double Closet	Hardwood Floor	Halogen Lighting
9	4th Br	2nd	13.25	x 12.99	W/I Closet	Hardwood Floor	4 Pc Ensuite
10	Exercise	3rd	32.09	x 15.42	O/Looks Backyard	Halogen Lighting	B/I Shelves
11	Games	3rd	18.08	x 15.42	O/Looks Backyard	Halogen Lighting	B/I Shelves
12	Rec	Ground	0	0	Slate Flooring	4 Pc Bath	B/I Bar
13	Br	Ground	0	0	3 Pc Ensuite	Halogen Lighting	B/I Closet

Client Remks: Set on Billionaires Row the prestigious Forest Hill Road this architectural gem by Kirkor Architect rests on an ultra-rare 45 x 190 ft south-facing lot. The facade pairs customized Indiana stone, American brick, and limestone with an upgraded cedar roof, copper eaves, and tin downspouts. **Designed and built to ISO 9001 certification Canadas first of its kind**This 7,500 sq. ft. residence across three levels showcases impeccable craftsmanship, structural integrity, and timeless luxury. Inside, a 39-ft gallery foyer reveals soaring 10-11ft ceilings, wide plank oak floors, and refined crown moldings. Formal living and dining rooms are anchored by a six-foot gas fireplace with marble surround and floor-to-ceiling windows. The custom walnut kitchen is a chefs dream, featuring a 60 Wolf range with grill and griddle, Sub Zero fridge/freezer, two Miele dishwashers, and a marble island. The adjoining breakfast area opens through French doors to the stone terrace and garden side al for seamless indoor-outdoor living. Upstairs, the primary suite boasts a private balcony, large dressing room, and a spa-like six-piece ensuite with heated limestone floors, air jet tub, steam shower with dual rain heads, and heated towel rack. Each additional bedroom offers its own ensuite with luxurious finishes. Custom glass and wrought iron railings accent the floating staircase. The lower level includes radiant heated limestone floors, a full theatre, wet bar, nanny suite, and walkout to a lush backyard oasis with a concrete saltwater pool, waterfall, year-round hot tub, and double cabana with kitchen and lounge. Heated drive, paths, and taps ensure year-round comfort. A true legacy home in the heart of Forest Hill.

Extras:
Listing Contracted With: THE AGENCY **Ph:** 416-847-5288