



6 Hillholm Rd
Toronto Ontario M5P 1M2
Toronto C03 Forest Hill South Toronto
Taxes: \$30,948/2025
DOM: 1

List: \$5,480,000 For: Sale
SPIS: N
Last Status: NEW

Detached
Link: N
2 1/2 Storey
Irreg:

Front On: N
Acre:
45 x 106 Feet

Rms: 11 + 4
Bedrooms: 4 + 1
Washrooms: 7
1x2xMain, 1x3xMain, 2x4x2nd,
1x6x2nd, 2x4xBsmt

Dir/Cross St: Avenue/Hillholm
Directions: Avenue/Hillholm

MLS#: C12492534
Holdover: 90
PIN#: 211800256
Additional PIN#:
Legal: PT LT 48-50 PL 2232 TORONTO AS IN CT937006; T/W CT

Sellers: Yixue Gong
Possession: Other
ARN#: 190411205001000

Rmrks: TBA
Occup: Owner
Contact After Exp: N

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Fireplace Feat: Family Room
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 3500-5000
Assessment:
POTL:
Elevator/Lift:
Garage: Y
Laundry Lev: Upper
Phys Hdcp-Eqp:

Exterior: Stucco/Plaster
Drive: Private
Gar/Gar Pk Spcs: Detached / 2
Drive Pk Spcs: 8
Tot Pk Spcs: 10
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School
HST Applicable to Included In
Sale Price:
Interior Feat: None, Carpet Free, Air Exchanger, In-Law Suite
Roof: Not Applicable
Foundation: Not Applicable

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Spec Desig: Other
Farm/Agr:
Retirement:
Oth Struct:
Survey Type: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.62	x 21.39	Open Concept	Fireplace	Window Flr to Ceil
2	Dining	Main	18.34	x 15.19	Built-In Speakers	Pot Lights	Window Flr to Ceil
3	Kitchen	Main	15.98	x 14.67	B/I Appliances	Heated Floor	Eat-In Kitchen
4	Breakfast	Main	11.06	x 8.1	Sliding Doors	Window Flr to Ceil	W/O To Deck
5	Office	Main	12.11	x 15.58	B/I Shelves	Large Window	3 Pc Ensuite
6	Family	2nd	21	x 14.99	Fireplace	Built-In Speakers	Large Window
7	Prim Bdrm	2nd	22.34	x 12.83	W/I Closet	Large Window	6 Pc Ensuite
8	2nd Br	2nd	12.17	x 12.14	Closet	Pot Lights	4 Pc Ensuite
9	3rd Br	2nd	12.17	x 10.14	Closet	Large Window	4 Pc Ensuite
10	4th Br	3rd	12.07	x 20.54	W/I Closet	Window Flr to Ceil	4 Pc Ensuite
11	Den	3rd	15.98	x 12.2	Pot Lights	Skylight	W/O To Balcony
12	Exercise	Bsmt	12.53	x 14.73	Sauna	Wet Bar	4 Pc Ensuite

Client Remks: There's something about this home that feels different the moment you arrive. Tucked away on a quiet street in Forest Hill South, it doesn't try to impress - it simply does. The circular driveway curves gently toward a modern facade where glass and stone meet with quiet confidence. Inside, the warmth is immediate - radiant floors underfoot, sunlight streaming through tall windows, and a sense of calm that lingers in every corner. The main level flows with ease. A private office sits near the entrance, perfect for focused mornings, while the open living and dining areas invite connection. At the heart of it all, the kitchen is both refined and welcoming - twin islands, a striking wine wall, and space that seems designed for lingering conversations as much as cooking. Every inch feels intentional, every finish chosen to be both beautiful and lasting. Upstairs, the family room opens under soaring ceilings, its built-in sound system setting the stage for movie nights and quiet Sundays alike. The primary suite feels like a personal retreat, complete with a walk-in dressing room and spa-like ensuite. Each additional bedroom has its own bathroom, giving everyone space and privacy. The third floor brings a softer energy - a bright den framed by a skylight and balcony walkout, perfect for reading, working, or simply enjoying a quiet moment in the sun. Below it all, the lower level transforms into a place of balance and recreation: a fully equipped gym, sauna, wet bar, spacious lounge, and a private suite ideal for guests or a live-in nanny. Thoughtful touches like dual laundry rooms add everyday ease. Surrounded by the best of Forest Hill Village, from UCC and BSS to local trails and shops, this home offers a rare balance - elegant yet easy, sophisticated yet deeply livable. It's not just a place to stay, but a place to belong. A full list of inclusions and exclusions is available upon request.

Extras:

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Inclusions: A full list of inclusions and exclusions is available upon request. Exclusions: Rental Items: Showing Requirements: Lockbox Brkage Remks: Showing with 24 hrs Notice. 5% deposit by bank draft. Include Schedule B & Form 801 in offers. Send to meradsafaian@gmail.com & al.mousavi@theagencyre.com with 24 hrs irrevocable. LA Present for showings!		
Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 4600 Sqft Above Grade Source: Plans	
THE AGENCY Ph: 416-847-5288 Fax: 378 Fairlawn Ave Toronto M5M1T8 MERAD SAFAEIAN, Salesperson 416-837-0311 AL MOUSAVIZADEH, Salesperson 437-688-6887 THE AGENCY		
Contract Date: 10/30/2025 Expiry Date: 03/01/2026 Last Update: 10/30/2025	Condition: Cond Expiry: CB Comm: 2.5% + hst	Ad: N Escape: Original: \$5,480,000