

271 Forest Hill Road

~ Forest Hill ~

Presented by **JANET LINDSAY**, Sales Representative **416-925-9191**

Welcome To This Elegant Totally Rebuilt – Back To The Studs – A Complete Designer Renovation And Addition In 2002 Where Everything Is Exceptional!

A Remarkable Fusion Of Designer Décor With The Noted Talent Of Renowned Architect Wayne Swadron And Prominent Landscape Architect John Lloyd

Absolutely Top Quality And Completely Custom - Executed With Great Style, Elan & Continental Flair

Simply A Dream Home With Enormous Cachet For Large Scale Entertaining, Deep Comfort And Easy, Active Family Living

Superbly Positioned For Convenience On One Of The Most Sought After Park-Side Locations In Toronto's Most Prestigious Neighbourhood Of Forest Hill

Unsurpassed Value On A Fabulous Lot With Almost 160' Width Along The Beltline Trail. It Is Extremely Private With An Expansive Stone Terrace, Walkout And Juliette Balconies, Professional Landscaping, A Fabulous Pool And Hot Tub – Truly A Park-Like Oasis In The Heart Of The City

Chic, Incomparable Interiors Encompassing (7,935 Square Feet Of Finished Space On The Main, Second & Third Floors - Excluding The Finished Third Storey Play Room And Storage Area* - With An Additional 3,495' On The Walkout Garden Level) For A Total Of 11,430* Square Square Feet Make This A Very Exceptional Home*

Special Features Include High Ceilings, Impressive, Oversized Principal Rooms, Two Dramatic Focal Point Staircases, Custom Plaster Mouldings And Walnut Floors, Built-In Speakers, Custom Cabinetry & Closet Systems And Spa-Like Baths.

Glamorous And Grandly Scaled, The 34' X 17' Double Size Open Living Room And Sitting / Music Room Make Family Entertaining And Formal Affairs Magical

The Dramatic Dining Room, With French Doors To The Lovely Balcony Overlooking The Garden Is Fabulous For Sophisticated Dinner Parties & Large Family Gatherings. 12 - 20 Can Be Seated In Comfort Here!

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The Incredible 28' X 17' Family Room, With It's 11'4" Ceilings, Dazzles With Wood Paneling & Magnificent Built-In Bookcases, Entertainment Centre And Views Over The Manicured Gardens

The Captivating Falcon Kitchen & Servery, Adjoining The Great Room / Breakfast Area And Huge Family Room, Stands Out With Its Sleek Custom Cabinetry, Soapstone & Carrara Marble Countertops And Backsplash, Magnificent Oversized Island With Pull-Up Seating For 4, Chef-Worthy Appliances, Handy Computer Alcove & Vaulted Ceiling With Large Fanlight Window Surmounting A Broad Picture Window Allowing For Extraordinary Light & Views Of The Garden

Also On The Garden Side Are The Great Room / Breakfast Areas, Bridging The Kitchen And Family Room, As Well As The Handy Study / Office And Second Powder Room

The Separate Cloak Room / Mudroom Is Truly Generous And Very Functional, Boasting Walls Of Custom Built-Ins & Is Directly Accessible From The Porte Cochere

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The Expansive King Size Master Retreat Is Expertly Designed To Accommodate Two Sitting Areas – One With A Gas Fireplace, Wrap Around Windows & Lush Garden Views & The Other With A Media Area And Built-Ins. A Fantastic Walk-In Closet / Dressing Room With Custom Built-Ins Maximizes Organization With Its Walls Of Floor To Ceiling Custom Fittings While The Sumptuous Airy Ensuite Pampers With Gas Fireplace, Spa-Like Finishes And Separate Water Closet.

The Conveniently Positioned 2nd Bedroom Could Easily Be Converted Into An Additional Master Walk-In Closet / Dressing Room Or Adjacent Study As It Is Superbly Located Directly Across From The Master Suite

The Handsome 2nd Floor Study/Office With Custom Built-In Bookshelves Could Easily Be An Extra Bedroom, In Addition To The Existing Bedrooms, As Required.

Four Fantastic & Spacious Bedrooms On The Second Level (In Addition To The Master Suite) Plus An Additional Two Bedrooms On The Third Level Are Wonderful For Family Or Guests

The Third Floor Laundry Is Ideally Positioned And There Is Also A Bonus Second Laundry Area On The Walkout Garden Level

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The Flexible Multi-Purpose Walkout Garden Level Features A Sports / Recreation Room, Billiard/ Games Room, Exercise Room, Spa Bath With Wet & Dry Saunas, Guest Or Live-In Suite, Cloak Room/Mudroom To Driveway With Direct Garage Access, Tons Of Storage, Additional Laundry Area & Well Equipped Caterer's Or Bar / Kitchen With Auxiliary Facilities, Terrific For Pool Dining, Special Events Or Parties

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Professionally Landscaped, Fenced Garden, Framed By Lush & Mature Foliage For Great Privacy & The Lavish Green Space, Sensational Patios, Decking & Magnificent Pool Are Fantastic!

A Huge Stone Terrace With Built-In Outdoor Kitchen, BBQ & Smoker Is Ideal For Alfresco Dining And Is Directly Off The Great Room / Breakfast Area

Parking Is A Breeze And Practical In The Two Car Garage, A Very Long Private Drive Accommodates Up To 6 + Vehicles, There Is Also A Convenient 'Turn-Around' Near The Garage!

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An Easy Walk Or Commute To All Top Private And Public Schools (UCC, BSS, York & Maben To Name A Few), The B&R, York Raquets & Toronto Lawn Tennis Clubs

Steps To Easy, Direct Transit

This Prime Location On The Desirable Beltline Trail Is Outstanding And Offers Easy Access To The Miles Of Walking, Running, Hiking And Cycling Trails Which Wind Down And Link To The Lake Providing Amazing Country-Like Experiences On Demand

**See Clauses In Schedule A
Re: Third Floor Square Footage*

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Main Level

COVERED PORTICO

- Doric columns frame the elegantly covered entrance
- Classically designed front door with side light for lots of light

OPEN VESTIBULE

- Tray ceiling
- Crown moulding
- Wall mouldings
- Open to Grand Hall
- Solid Walnut floors

MAIN HALL

- Halogen lighting
- Crown moulding
- Built-in ceiling speakers
- Panelled walls
- Inviting Sitting Area
- Double sided wood burning fireplace with elegant, custom stone mantle, surround and hearth, framed by a pair of flush mounted and retractable double doors to Living Room
- Generous closets in adjoining Cloak / Mudroom
- Closet
- Solid Walnut floors

CLOAK ROOM / MUDROOM

- Halogen lighting
- Crown moulding
- Pocket door to Vestibule
- Direct access to Porte Cochere
- Six floor to ceiling, recessed double door fitted closets
- Two south facing windows with built-in bench seating for extra storage
- Overlooks Family Room
- Wood paneling
- Slate floor

GUEST POWDER ROOM

(Off Main Hall)

- Halogens plus auto sensor lighting
- Crown moulding
- Custom vanity with auto sensor faucet
- Stone floor

MAGNIFICENT PANELLED STAIRCASE

- Striking and grand staircase with wide and deep walnut treads
- Halogen lighting
- Crown moulding
- Wall panelling

LIVING ROOM

- Entertain in Style, easily seats 20 +
- Halogen lighting
- Crown moulding
- Built-in wall speakers
- Double sided wood burning fireplace with traditional mantle, stone surround and hearth, framed by a pair of flush mounted and retractable double doors
- Tall south facing windows provide lovely light
- Pocket doors to Dining Room
- Expansive walls for art
- Open to Sitting / Music Room
- Solid Walnut floors

SITTING / MUSIC ROOM

- Halogen lighting
- Crown moulding
- Tall south facing Garden window
- Open to Living Room
- *East Wing* staircase to 2nd Level
- Solid Walnut floors

DINING ROOM

- Seats 12 – 20 easily
- Halogen lighting
- Crown moulding
- Built-in ceiling speakers
- Alcove window bay with French doors to Balcony overlooking Garden
- Swing door to Servery
- Recessed (pocket) double doors to Grand Hall
- Expansive walls for art
- Solid Walnut floors

BUTLER'S PANTRY / SERVERY

- Halogen lighting
- Crown moulding
- Swing door to Dining Room
- Open to Kitchen
- Custom floor to ceiling cabinetry with glass pane display shelves, marble countertop and backsplash, previously mentioned stainless steel sink and second dishwasher
- Window overlooking Garden
- Solid Walnut floors

KITCHEN

- Halogen lighting
- Built-in ceiling speakers
- Vaulted ceiling with large fanlight window surmounting wide windows above sink giving fabulous natural light
- Wonderful Garden, Terrace and Pool views
- Custom cabinetry with glass pane display shelves, drawer inserts, deep pot drawers, Lazy Susan, double sink, premium appliances, stone counter and backsplash, handy built-in broom cabinet, kick sweep and bistro-style seating for 4 at expansive stone topped center island with additional stainless-steel sink and extra storage
- Custom Kitchen rolling ladder for lofted storage
- Elegant stainless-steel built-in wine cubbies above fridge
- Open to Great Room / Breakfast Area (*and extended Butler's Pantry / Servery Counter with third sink*)
- Solid Walnut floors

GREAT ROOM / BREAKFAST AREA

- Open to Kitchen
- Seats 15 - 20 easily
- Coffered ceiling
- Halogen lighting
- Crown moulding
- Built-in ceiling speakers
- Sun drenched with walls of windows and two sets of French doors to Terrace
- Desk niche with built-ins
- Double door closet
- Double doors to Main Hall
- Stairs to Walk-out / Garden Level
- Solid Walnut floors

TERRACE

34'5" wide x 22'4" deep

- Entertain 20 ++
- Walkouts from Great Room / Breakfast Area
- Gas line to gas patio heaters
- Fantastic built-in outdoor kitchen and BBQ plus Smoker
- Overlooks expansive Garden
- Lots of room for play
- Steps to stone patio and terrace

FAMILY ROOM

- Seats 20 ++
- 11'4" + ceiling height!
- Halogen lighting
- Beautiful wood panelling
- Lovely window bay overlooks Garden and provides ample light, perfect for games table or intimate dining
- Wood burning fireplace with traditional mantle and stone hearth
- Built-in media unit with wall mounted TV, projector screen and accent lighting
- Expansive walls for art
- Two sets of doors to Cloak Room / Mudroom
- Solid Walnut floors

SECOND STAIRCASE

(Secondary access to 2nd Level)

- Halogen lighting
- Access to *East Bedroom Wing*
- Secondary access to Walk-Out / Garden Level plus separate side entrance from east side of home
- Solid Walnut floors

STUDY / OFFICE

- Halogen lighting
- Crown moulding
- French doors to Juliette Balcony overlooking Garden
- Built-in shelves with window above
- Solid Walnut floors

SECOND FAMILY / POWDER ROOM

(In Side Hall, Off Study / Office)

- Very private location
- Halogen lighting
- Crown moulding
- Marble stone topped custom walnut vanity with Waterworks faucet
- Window
- Marble floor

Second Level

WEST HALL

- Grand staircase with panelled walls
- Halogen lighting
- Crown moulding
- Expansive walls for art
- Built-in bookshelves - Stairs to 3rd Level
- Solid Walnut floors

MASTER BEDROOM

- King size
- Double door entry
- Panelled, barrel-vaulted ceiling with built-in ceiling speakers and halogen lighting
- Gas fireplace
- Solid Walnut floors

TWO SPACIOUS SITTING AREAS:

- A lovely garden view Sitting Area, with gas fireplace, and French doors to Juliette balcony overlooking the Garden framed by floor to ceiling sidelight windows
- A charming and cozy Sitting Area facing the built-in media unit

WALK-IN CLOSET / DRESSING ROOM

- Halogen lighting
- Crown moulding
- Floor to ceiling custom built-in closet system with fitted drawers, cubbies and hanging rods
- Window
- Solid Walnut floors

ENSUITE – 4 Piece

(With separate water closet)

- Crown moulding
- Halogen lighting
- Built-in ceiling speakers
- Gas fireplace with stone surround and hearth
- Panelled walls
- Vaulted ceiling with third floor window
- Ultra-luxe free-standing oval Whirlpool tub centered on a pair of windows for lots of natural light
- Glass and marble framed walk-in shower with rain showerhead, body sprays, removable showerhead, marble soap niche and skylight
- His and Her marble topped vanities separated by built-in makeup vanity
- Touch latch built-in storage/medicine cabinets
- Kick sweep
- Heated stone floor

WATER CLOSET – 3 Piece

- Halogen lighting
- Crown moulding
- Semi-ensuite to *West Hall*
- Window
- Built-in shelves
- Pedestal sink framed by built-in cabinets
- Toilet
- Bidet
- Heated stone floor

2nd BEDROOM

*(Alternate Second Walk-in Closet/Dressing Room
Or Study to Master Suite)*

- Double door entry
- Halogen lighting
- Large windows overlooking Garden
- Built-in desk and raised bed
- Two double door fitted closets
- Solid Walnut floors

EAST HALL

- Access via main staircase or *East* staircase
- Halogen lighting
- Crown moulding
- Solid Walnut floors

THIRD BEDROOM

- Queen or Twin size
- Halogen lighting
- Crown moulding
- Window overlooks garden
- Two built-in closets
- Solid Walnut floors

HALL BATH – 4 Piece

- Crown moulding
- Halogen lighting
- Custom vanity
- Window overlooking garden
- Soaker tub with handheld showerhead
- Marble and glass framed walk-in shower with marble soap niche and handheld
- Wainscoting
- Heated stone floor

FOURTH BEDROOM

- Queen or Twin size
- Large windows overlooking garden
- Double door fitted closet
- Wood floor

FIFTH BEDROOM

- Queen or Twin size
- Crown moulding
- South facing window with built-in seating bench framed by two built-in closet systems
- Built-in shelf unit above desk
- Closet
- Wood floor

ENSUITE – 4 Piece

- Crown moulding
- Pedestal sink
- Window
- Built-in medicine cabinet
- Heated stone floor

OFFICE / LIBRARY / POTENTIAL BEDROOM

- Queen- or Twin-size bedroom or ideal Office / Library
- Wood panelling
- Faux fireplaced, with stone surround, framed by built-in bookshelves
- South views for lovely light
- Cork sound absorbing floor

Third Level

EAST HALL

HOMEWORK / OFFICE AREA

- Halogen lighting
- Built-in desk and bookshelves
- Exposed brick wall
- Broadloom

SIXTH BEDROOM

- Queen or Twin size
- Halogen lighting
- Built-in desk and shelves
- Lovely south Garden views
- Double door closet
- Broadloom

HALL BATH – 3 Piece

- Vanity
- Shower with glass door
- Built-in shelves
- Window
- Kick sweep
- Stone floor

SEVENTH BEDROOM

- Queen or Twin size
- Halogen lighting
- Built-in desk and shelves
- Lovely south Garden views
- Two double door closets
- Broadloom

LAUNDRY ROOM

- Halogen lighting
- Built-in cabinets with stainless-steel sink and folding counter
- Windows

ATTIC (West Hall)

PLAY ROOM*

(See Schedule A)

- Access to oversize Storage Room
- South window
- Furnace via attic latch
- Broadloom

STORAGE ROOM*

(See Schedule A)

- Oversized (17'6" x 10')
- Broadloom

Walkout / Garden Level

- Access via Main Staircase or *East staircase*
- Halogen lighting
- Panelled walls in a maple veneer
- Broadloom

WEST SIDE ENTRY / CLOAK ROOM / MUDROOM

Direct access from Garage and Drive

- Halogen lighting
- Built-in cubbies and shelves
- Slate floor

SPORTS / RECREATION ROOM

(Potential Guest / Live-In 3 Room Suite with direct outdoor access via West Side / Cloak Room / Mudroom)

- Halogen lighting
- Built-in ceiling speakers
- Door to Guest / Live-In Bedroom
- Built-in desk and closets
- Access to handy under stair storage
- Hockey themed sports floor

GUEST / LIVE-IN BEDROOM

- Queen or Twin size
- Access via Sports / Recreation Room
- Halogen lighting
- Two Windows
- Closet
- Broadloom

ENSUITE – 4 Piece

- Vanity
- Bathtub
- Heated stone floor
- Access to Mechanical / Storage Rooms

BILLIARD / GAMES ROOM

- Halogen lighting
- Panelled walls in maple veneer
- Wood burning fireplace framed by built-in cabinets
- Mirrored wall
- Windows
- Broadloom

EXERCISE ROOM

- Pocket doors for added privacy
- Halogen lighting
- Built-in ceiling speakers
- Three sets of French doors to Garden & Pool
- Built-in shelves
- Direct access to Spa Area
- Rubber tile floor

SPA AREA – 5 Piece

- Opaque French door and side lights to Garden & Pool
- Trough-style stone vanity with storage below
- Walk-in shower with removable handheld showerhead
- Dry sauna
- Wet/Steam sauna
- Water closet
- Kick sweep
- Heated stone floors

SECONDARY LAUNDRY

(Laundry Room also on 3rd Level)

- Stainless steel sink with storage below
- Built-in shelves

WINE STORAGE ROOM

- French door
- Built-in wine racks
- Slate floor

POOL or AUXILIARY CATERING KITCHEN / BAR

- Built-in cabinets with stainless steel sink, glass display shelves and kick sweep
- French door to Garden & Pool
- Built-in appliances
- Built-in bench seating
- Slate floor

EAST STAIRCASE

STORAGE ROOM

- Ample storage area with built-in floor to ceiling shelves and cabinets

MECHANICAL ROOM #1

(West Hall)

- Sump pump
- Furnace (2017/2018)
- Hot water tank (*rental*)

MECHANICAL ROOM #2

(East Hall)

- Boiler
- Hot water tank (*rental & recently replaced*)

GARDEN

Gardens professionally landscaped by John Lloyd

- Exquisite and private fenced Garden featuring spectacular pool and hot tub framed by lush and mature foliage and lavish green space
- Huge stone terrace with built-in outdoor kitchen, BBQ and smoker ideal for alfresco dining and directly off Great Room / Breakfast Area
- Beautiful balcony off Dining Room overlooks Garden
- Juliette Balconies off Master Suite and Office / Study on Main Level
- Direct access to Drive, Garage & Lower Level Cloak Room / Mudroom
- Direct access to Pool / Hot Tub Mechanical / Storage Room ideal for trades and landscaping maintenance
- Irrigation system

TWO CAR GARAGE

- Accommodates Two full size vehicles with extra room for bikes and bins
- Automatic garage doors
- Easy access to Cloak Room/Mudroom

PRIVATE DRIVE* See Schedule A

- Driveway easily accommodates 6 additional vehicles
- Porte Cochere with direct access to Main Level Cloak Room / Mudroom
- Access to *Walkout/Garden* Level Cloak Room/ Mudroom

TAXES: \$42,998.55 / 2019

SITE PLAN:

N: 162' E: 117' W: 184' S: 67.71

MPAC: 67.92' x 108.25'

*Square Footage is equivalent to double lot

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedules 'A' and 'B'