



241 Forest Hill Road



Letter to Prospective Buyers:

For over 46 years, 241 Forest Hill Road has been more than just an address—it's been a cherished haven for our family's daily life, learning, adventures and quiet moments alike. Since moving here from Montreal in 1979, this home has nurtured our lives. It has been a place of warmth and cherished memories. It watched our three children grow, explore the world, and always return to the comfort of home, especially during festive Christmas gatherings by the fireplace, surrounded by love across three generations. Now, it's time for a new family to experience its magic.

Imagine living where top-notch schools are just a leisurely walk away, and the energetic pulse of downtown Toronto is a short drive from your doorstep. Surrounded by lush parks and serene ravines—with effortless access to the 401 and downtown—the location ensures a harmonious blend of natural tranquility and urban convenience. A scenic stroll along the walking path to Chaplin Crescent opens up efficient bus routes to the iconic Yonge Street and Spadina, weaving the city's vibrancy right into your everyday life. Lastly, the Beltline in its sheltered beauty, provided a safe place to walk our dog Lucy and/or be the training ground of a marathon runner.

Step inside and be captivated by the home's character and elegance. Sunlight shines through expansive bay windows, filling each room with a glow that frames picturesque views of the surrounding greenery. Rich mahogany paneling and finely crafted architraves set a tone of refined warmth, perfectly complemented by a classic fireplace and a tasteful bookshelf arrangement. The sunken family room, with its soaring windows offering a private glimpse of the ravine beyond, provided a secret retreat for quiet reflection—so inviting that no curtains were ever needed.

The open and expansive layout is perfect for comfortable living and memorable entertaining. Many celebrations were hosted here, from intimate gatherings to festive events. The breakfast nook was a beloved spot where mornings were spent watching birds visit the feeder against the backdrop of the forested ravine. The cleverly designed kitchen maximizes space, making it both functional and welcoming.

Upstairs, each bedroom offers privacy and comfort, while the master suite flows seamlessly into an adjoining office, creating a spacious, open-plan sanctuary. The basement served as a vibrant hub for our teenagers, evolving into a creative space for art restoration and a cozy retreat for a university graduate returning home.

We were the third custodians of this treasured home, and we pass it on with a heart full of memories and hopeful anticipation. May it bring you the same love, joy and comfort that it gave us.

Immo, Alexandra, Carlo and Nicola

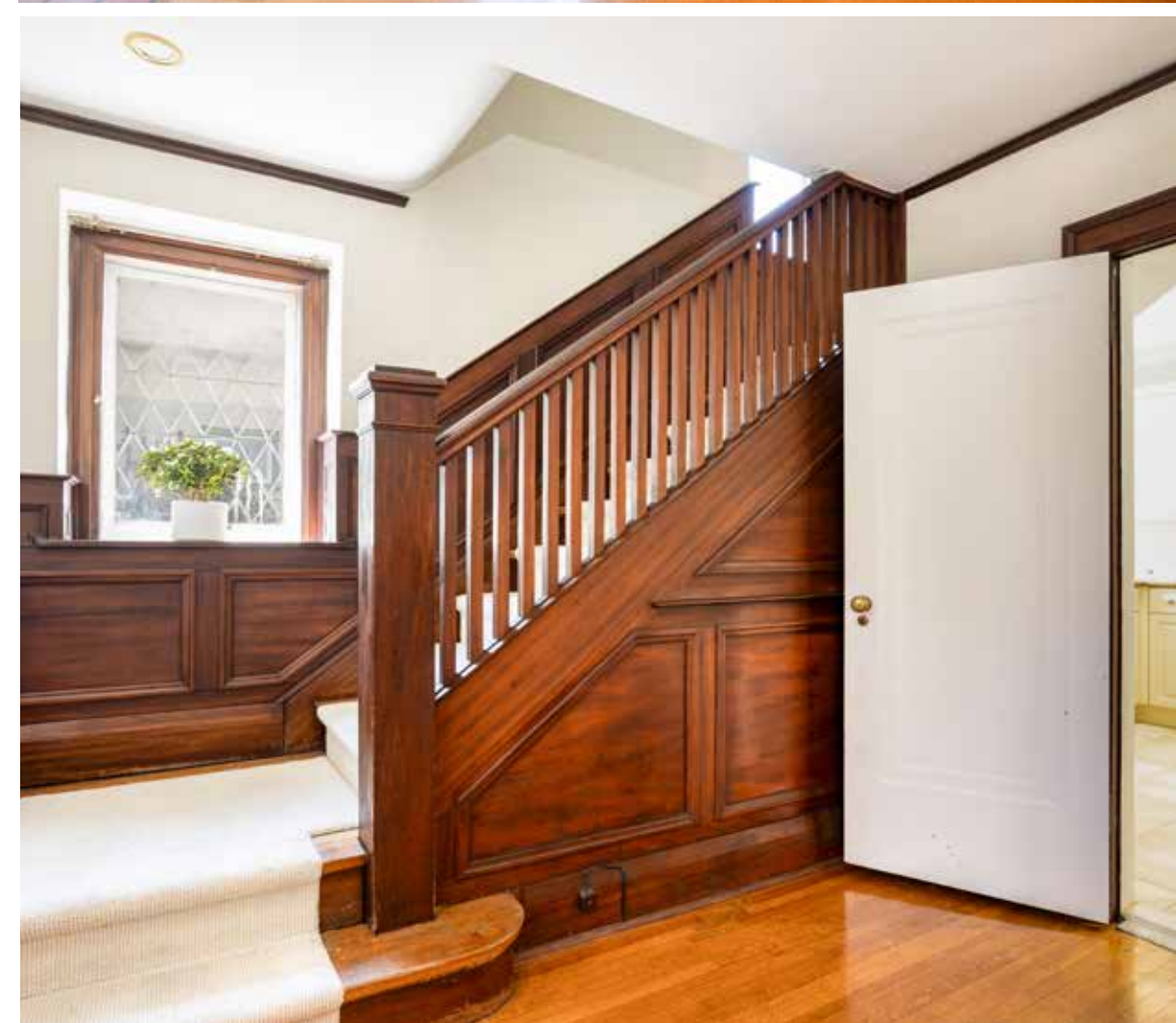
For the first time in 46 years, this stately Tudor Revival residence presents an extraordinary opportunity in one of Toronto's most coveted enclaves. Set along the scenic Beltline and surrounded by Forest Hill's finest estates, this distinguished home exudes timeless elegance and charm.

Spanning over 2,300 square feet above grade, the home boasts gracious principal rooms filled with natural light from expansive windows that frame gorgeous seasonal views. The family room offers a dramatic sense of space, seamlessly blending indoor and outdoor living—a tranquil retreat in the heart of the city. Watch the seasons change inviting the outdoors in!

Nestled on a generous 50 x 140-foot lot, the home is embraced by lush, mature gardens, creating a private oasis just moments from downtown. Stroll to Forest Hill Village's charming shops and restaurants or explore the nearby Beltline Trail. A private driveway and detached garage complete this exceptional property.

Perfectly situated near Toronto's top private schools, including Havergal, BSS and UCC, and within easy reach of the Yonge & Davisville subway, this home offers a rare chance to restore and renovate, or redesign your new dream home. A timeless classic, ready for its next chapter—the possibilities are endless.







MAIN FLOOR

VESTIBULE

FOYER

- Hardwood floor
- Coat closet
- Wood panelled walls
- Crown moulding
- Beautiful formal staircase

LIVING ROOM

- Quarter sawn oak floor with decorative inlay
- Wood crown moulding
- Bay window with views over Forest Hill Road
- Wood burning fireplace with classic mantle
- Built in book cases
- French doors leading from foyer into living room
- French doors leading from living room to dining room
- Views to the private back yard & Beltline

DINING ROOM

- Hardwood floor
- French doors leading from living room
- Wood panelled walls
- Stairs to family room and garden below
- Alcove
- Leaded glass windows

FAMILY ROOM

- Extra tall ceilings
- Generous light
- Private views of Beltline
- Walk-out to back deck/garden
- Floor to ceiling windows

BREAKFAST AREA

- Bay window with views to private garden
- Ample size
- Pass through to kitchen

KITCHEN

- Spacious
- Large counter space
- Ample storage
- Large windows

POWDER ROOM

SECOND FLOOR

HALLWAY

- Wood panelled walls
- Wood panelled built-in linen cupboard & drawers
- Crown moulding

BEDROOM

- Broadloom
- Two picture windows overlooking Forest Hill Road
- Build in drawers & shelves
- Crown moulding
- Closet

BEDROOM

- Broadloom
- Picture window overlooking Forest Hill Road
- Built in desk & drawers
- Two Closets

FOUR PIECE WASHROOM WITH LARGE WINDOW

PRIMARY

- Broadloom carpet
- Large picture windows overlooking the private garden & Beltline
- Study with walk through to Master Bedroom
- Four piece ensuite washroom
- Large ensuite closet

ADJACENT STUDY

- Picture windows overlooking the private garden & Beltline
- Broadloom carpet
- Built-in shelves

LOWER LEVEL

- Large recreational room
- One Bedroom with double closet & window
- Above grade windows
- Laundry Room
- Utility Room

TWO PIECE WASHROOM



ADDITIONAL INFORMATION

TAXES (2024):
\$19,527.39

LOT SIZE:
50’ x 140’

PARKING:
Private drive with detached garage

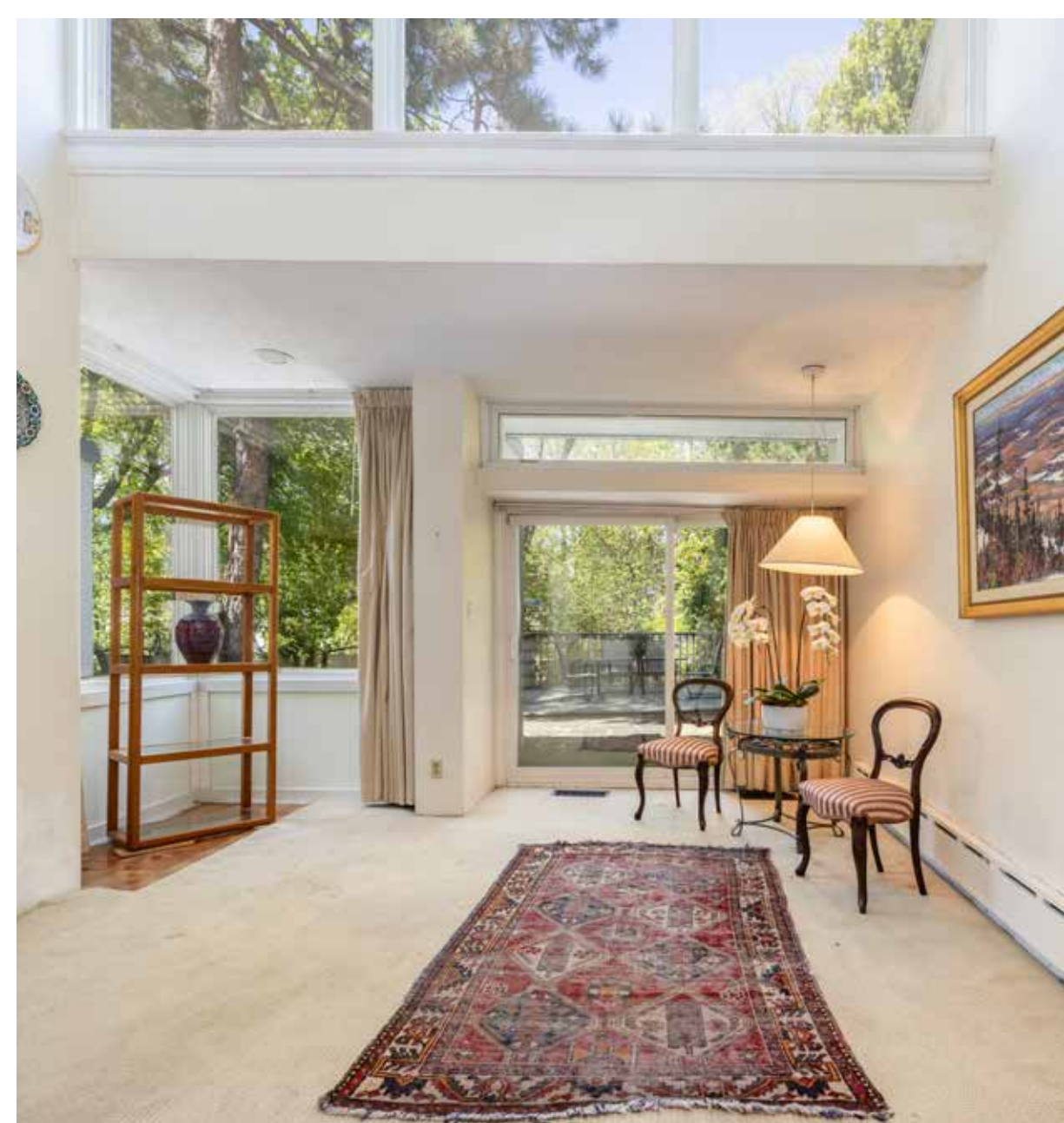
POSSESSION:
30-60 days / TBA

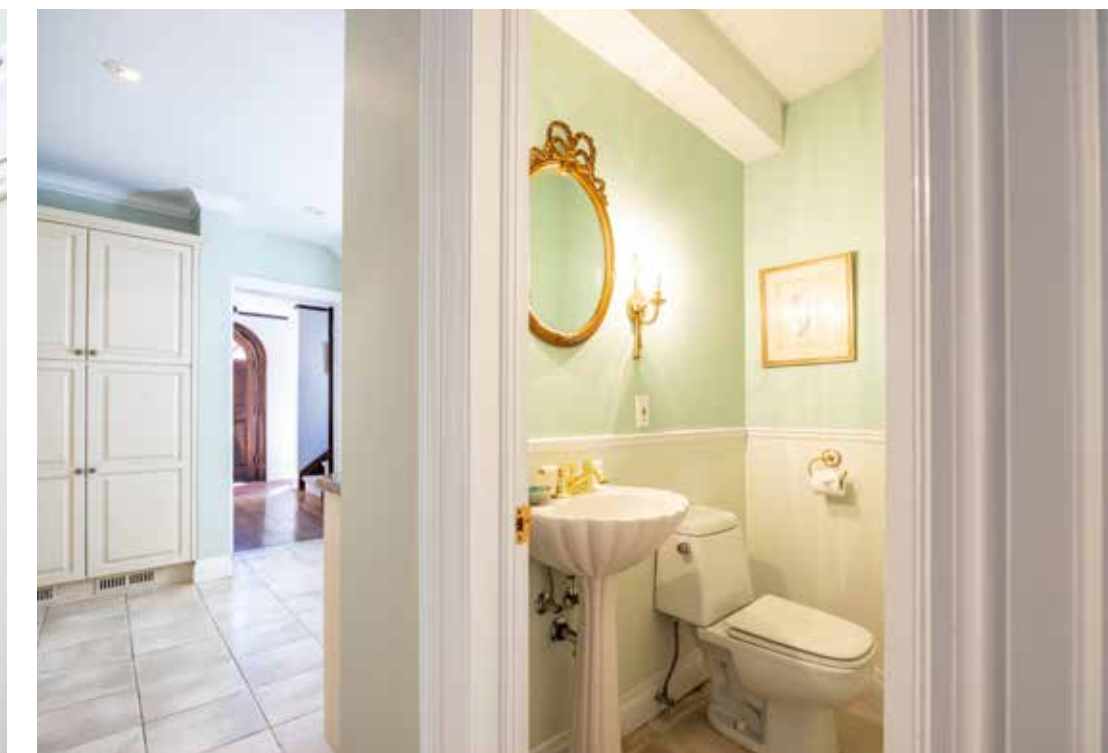
INCLUSIONS:
All kitchen appliances, washer, dryer, all window coverings, all custom built-ins.

EXCLUSIONS:
All Electric Light Fixtures & Orange Bathroom Mirror

NOTE:
• 72 Hour Irrevocable required on offers
• “Where is”, “As is”

OFFERED
FOR SALE AT
\$4,498,000.⁰⁰

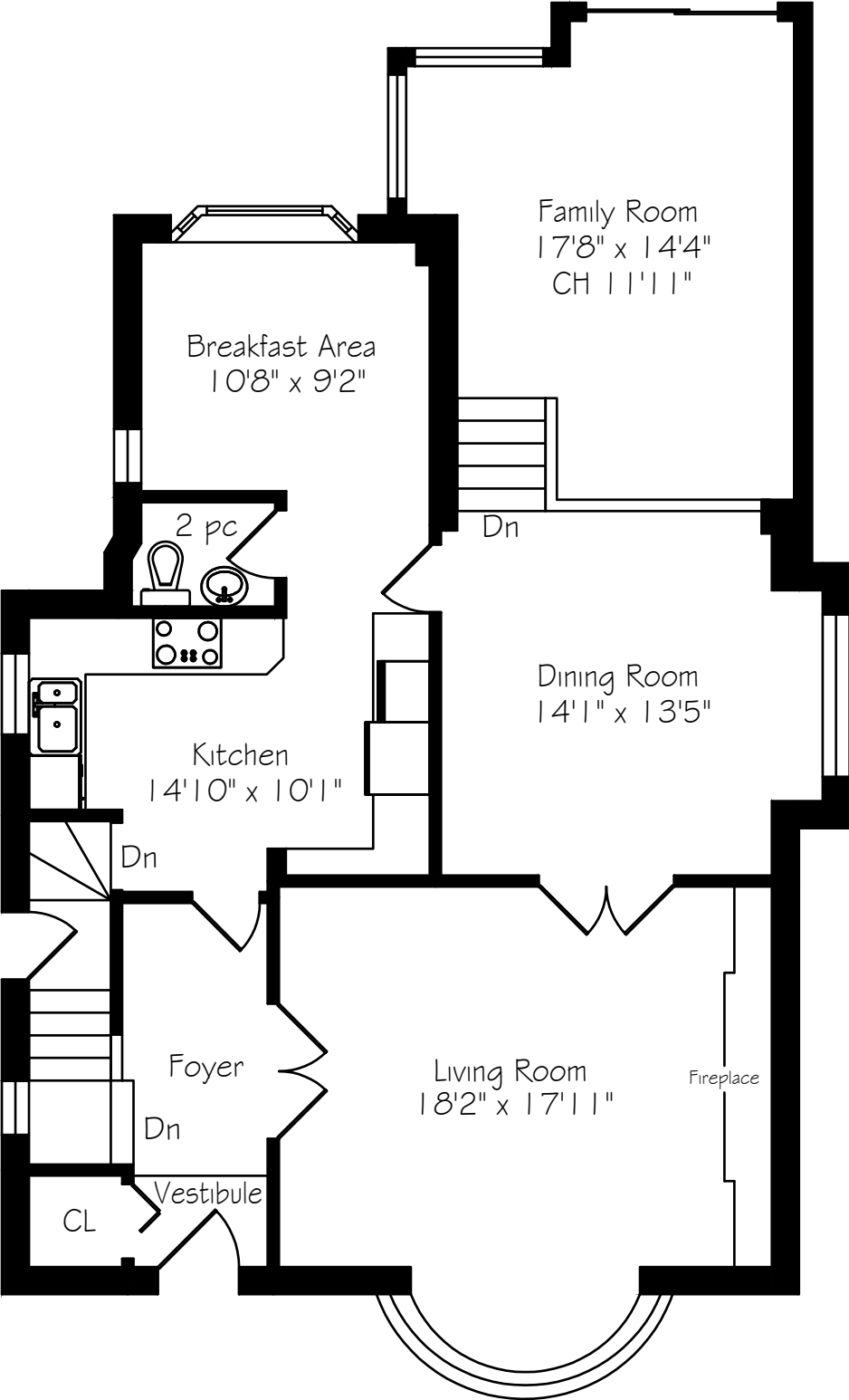




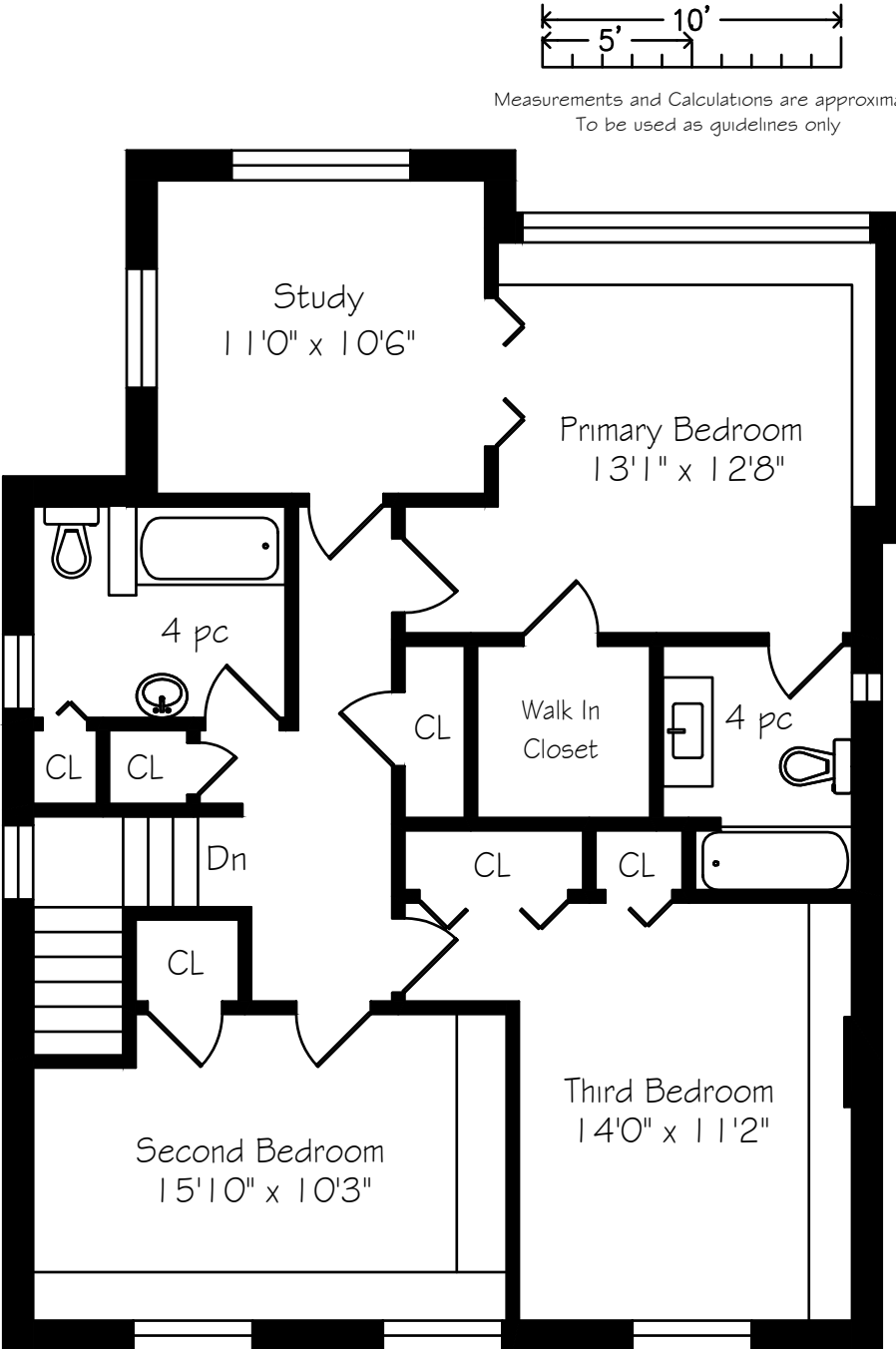




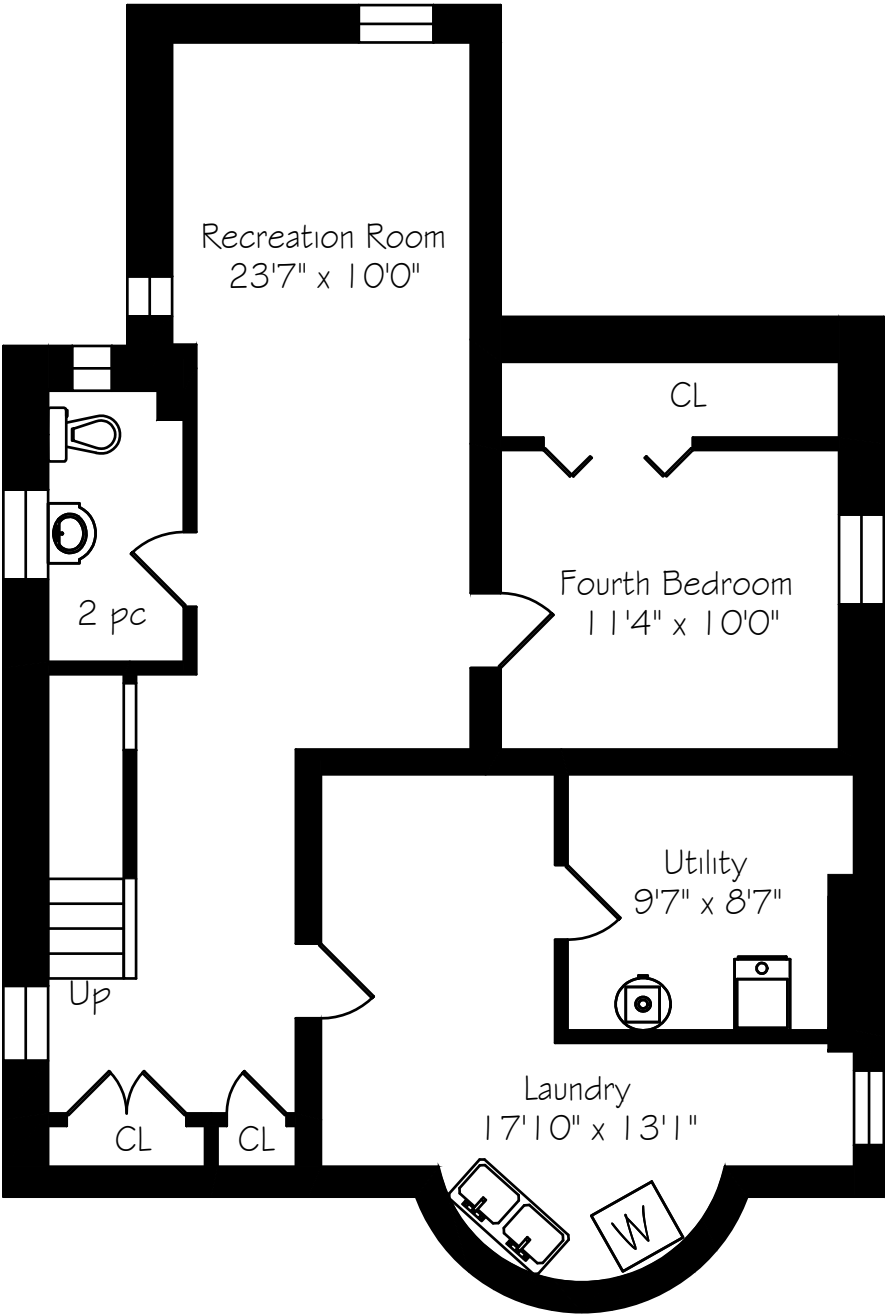
Floor Plan



Main Floor
1274 Square Feet



Second Floor
1117 Square Feet



Lower Level
1021 Square Feet

July 12, 1979



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Chairman's Award Winner, #2 Dollar Volume & #4 Units Sold

2024

Gairdner Award Winner

2004-2024

Lifetime Chairman's Award Winner



JOHNSTON & DANIEL

A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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President's Award

2021, 2022, 2023, 2024

Diamond Award

2020

