

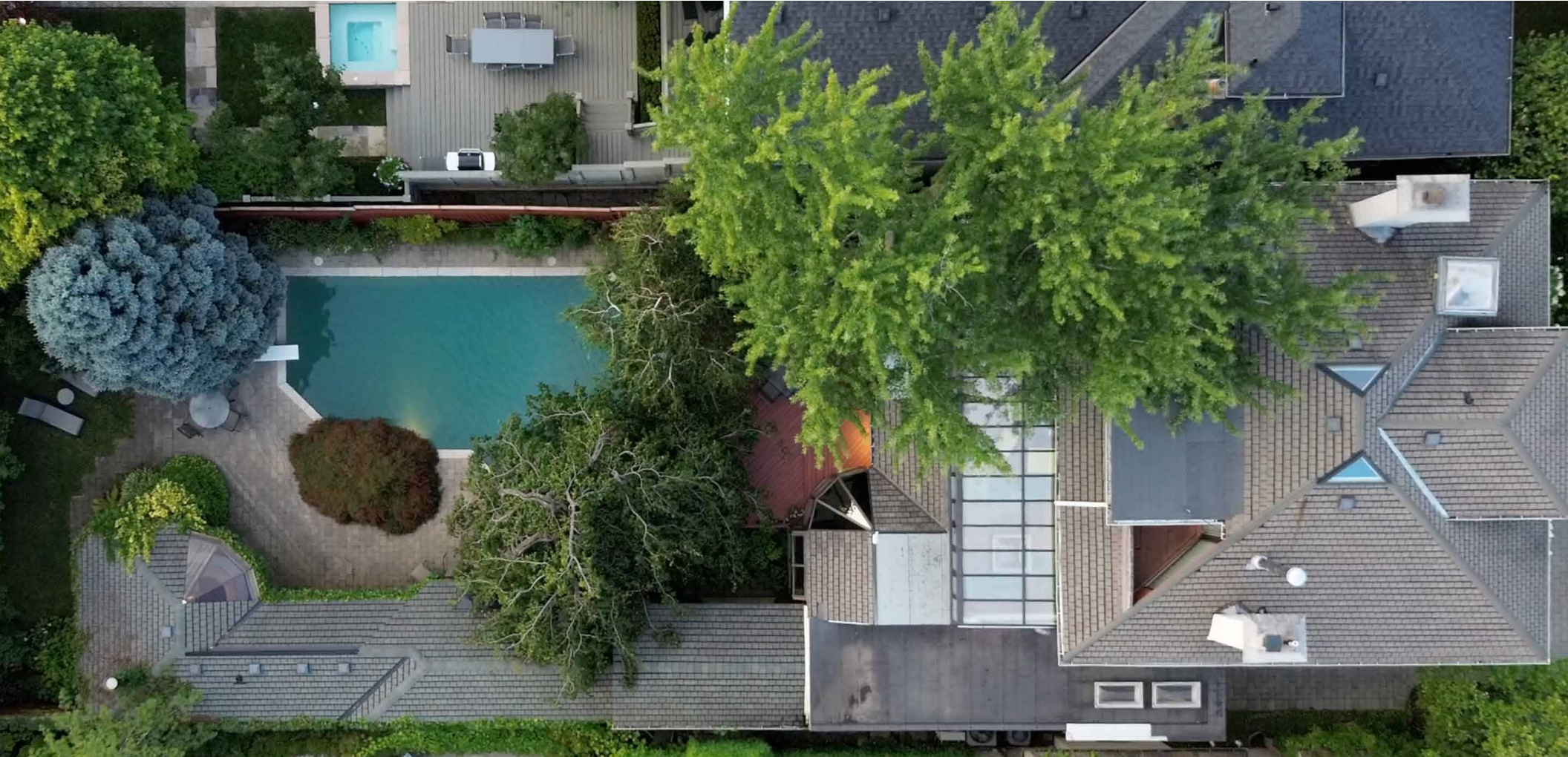


428  
Hill Kill Road



# Welcome to Welcome to 428 Russell Hill Road

This beautiful five bedroom family home is located in prime Forest Hill! Renovated with a three storey addition. This home sits on a magnificent 50'x183' landscaped west-facing lot with gunite pool and waterfall, cabana with kitchen and washroom for entertaining and family fun. The spacious main floor offers a living room, dining room, library with wood burning fireplace, large family room with floor to ceiling windows overlooking the pool, deck and garden, as well as the kitchen with breakfast area and servery, and a mudroom with side entrance. The second floor features four bedrooms and a solarium spanning the entire back of the home. The third floor primary suite offers a sitting room, walk-out to balcony, multiple skylights, dressing area, and six piece ensuite washroom. The lower level features a recreation room with a built-in entertainment center and a walkout to the pool, as well as a washroom, sauna, exercise room and ample storage. The heated garage has space for six cars with two lifts. Approximately 6000 square feet with three heating and cooling systems, and glycol/gas heating for the private driveway and front steps. Overall excellent mechanicals throughout. Live on one of the best streets in Forest Hill - walk to The Village shops and restaurants, and Toronto's finest schools; UCC, BSS, and South Prep.



















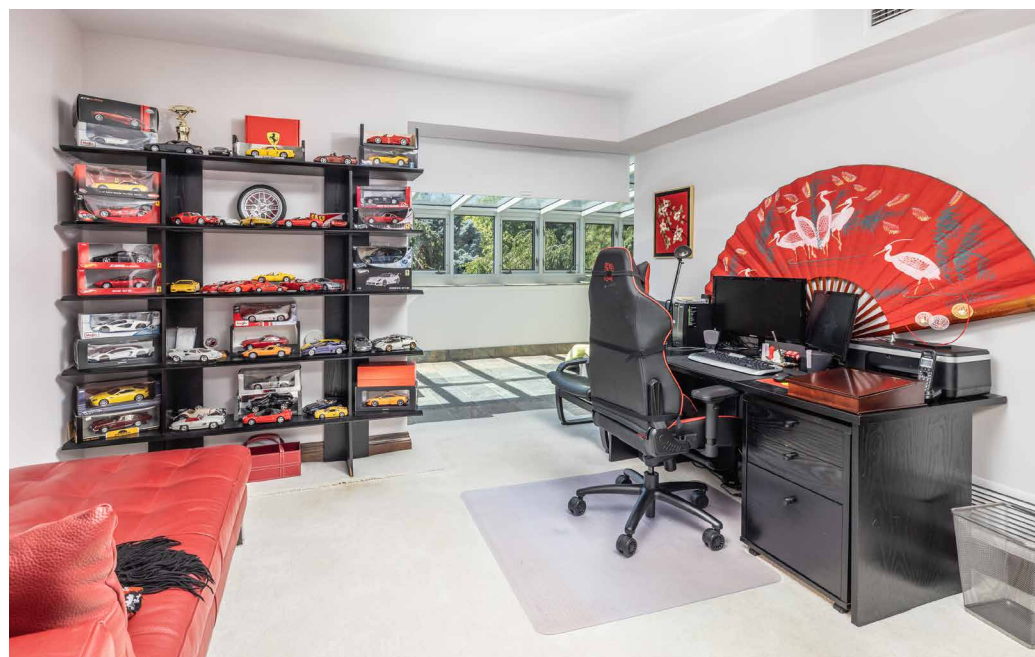
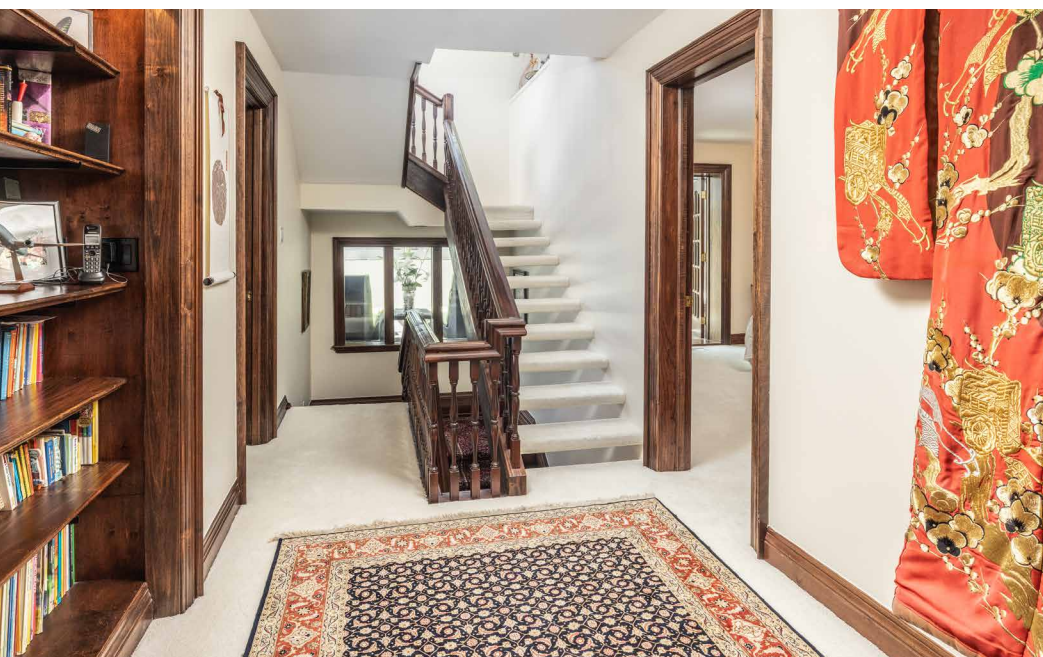






























# MAIN FLOOR

## Front Hall

- Marble floor
- Beautiful staircase
- Front hall closet
- Recessed halogen lighting

## Living Room

- Hardwood floor
- Wood burning fireplace
- Custom coffered ceiling
- Large windows overlooking front garden
- Recessed halogen lighting
- Directional art lighting

## Dining Room

- Hardwood floor
- Wood panelling
- Custom decorative ceiling with medallion
- Large windows overlooking front garden
- Exclude chandelier

## Servery

- Hardwood floor
- Built-in drawers and cupboard
- Mirrored walls
- Floating shelves
- Marble counter

## Side Entrance

## Mud Room

- Granite floor
- Walk-in coat closet with custom built-ins
- Catchall counter with pass-through to kitchen
- Two double coat closets
- Floor to ceiling window
- Recessed halogen lighting

## Powder room

- Granite floor
- Granite counter
- Custom glass bowl sink
- Polished chrome fixture and tap
- Recessed halogen lighting

## Large Eat-In Kitchen

- Granite floor
- Passthrough to mudroom
- Custom cabinetry
- Granite counters
- Dacor gas cooktop, grill, and fan
- Sub-Zero refrigerator and freezer
- Panasonic built-in microwave
- Dacor built-in oven
- Dacor built-in warming tray
- Miele built-in dishwasher
- Double sink with garburator
- Brushed chrome fixtures and taps
- Skylight
- Directional track lighting

## Breakfast Room

- Granite floor

- Custom wall-to-wall pantry with display cupboards
- Beamed cathedral ceiling
- Wall to wall windows and glass ceiling

## Family Room

- Hardwood floor
- Wall of windows with beautiful view of the garden and pool
- Recessed halogen lighting
- Directional track lighting

## Library

- Hardwood floor
- Wood burning fireplace with wood storage
- Large built-in bookcase
- Recessed lighting

# SECOND FLOOR

## Landing

- Broadloom
- Built-in bookshelf
- Decorative ceiling medallion

## Bedroom

- Broadloom
- Double mirrored closet
- Access to solarium
- Shared three piece ensuite

## Large Solarium

- Tile floor



- Wall-to-wall windows
- Glass ceiling
- Overlooking magnificent garden with mature trees and swimming pool
- Mitsubishi Inverter for air condition or heat with remote control

#### Bedroom

- Broadloom
- Double mirrored closet
- Access to solarium
- Wall scone
- Shared four piece ensuite

#### Four Piece Shared Ensuite Washroom

- Marble floor
- Mirrored wall with floating glass shelves
- Vanity with sink and drawers
- Large soaker tub with surround
- Glass enclosed shower with rain showerhead and detachable showerhead
- Polished chrome fixtures and taps
- Floor to ceiling textured glass window
- Heat lamp
- Recessed halogen lighting

#### Bedroom

- Broadloom
- Double mirrored closet
- Large windows with treetop views over Russell Hill Road
- Wall scone
- Shared four piece ensuite

#### Bedroom

- Broadloom
- Double mirrored closet
- Built in desks
- Wall to wall built-in storage
- Built-in headboard with floating shelves
- Large windows with treetop views over Russell Hill Road
- Wall scone
- Shared three piece ensuite

#### Three Piece Shared Ensuite Washroom

- Marble tile floor
- Built-in wall mirror
- Vanity with sink and drawers
- Built-in linen closet
- Floating shelves
- Glass enclosed shower with rain showerhead and detachable showerhead
- Polished chrome fixtures and taps
- Frosted glass window
- Heat lamp
- Vanity lighting
- Recessed halogen lighting

## THIRD FLOOR PRIMARY SUITE

#### Primary Bedroom

- Broadloom
- Vaulted ceiling
- Multiple skylights

- Double closet
- Wood burning fireplace
- Walk out to a deck with a shower and magnificent views

#### Sitting Area

- Broadloom
- Open concept
- Double closet
- Built-in concealed storage cupboards for shoes
- Wet bar with fridge and microwave
- Skylight

#### Dressing Area

- Tile floor
- Vanity with sink
- Wall-to-wall mirrored closets
- Built-in wall-to-wall drawers
- Linen closets
- Recessed halogen lighting

#### Six Piece Ensuite Washroom

- Marble tile floor
- Wall-to-wall mirrored closets
- Vanity with sink
- Built-in mirror
- Glass enclosed shower with two showerheads and jets
- Built-in shower bench
- Large soaker tub with built-in bench
- Multiple skylights
- Heat lamps
- Wall sconces



# LOWER LEVEL

## Recreation Room

- Walk out to the pool
- Built-in bookcase and cupboards
- Hardwood floor
- Track lighting

## Three Piece Washroom

## Sauna

## Laundry Room

- Laundry tub
- LG washer
- LG dryer

## Dark Room

- Sink
- Built-in cupboards

## Exercise Room

- Storage cupboards

## Cold Storage Room

## Large Furnace/Mechanical Room

- Three forced air gas furnaces on three separate zones
- Two hot water tanks (owned)
- Sump pump with battery backup
- Gas/glycol heating unit for the driveway and front steps

## Garage

- Very large tandem garage
- Currently fits six sports cars and two are on hydraulic lifts
- Electric garage door and remote
- Insulated and heated

# ADDITIONAL INFORMATION

TAXES: \$31,943.12 (2025)

LOT SIZE: 50.25' X 183.41'

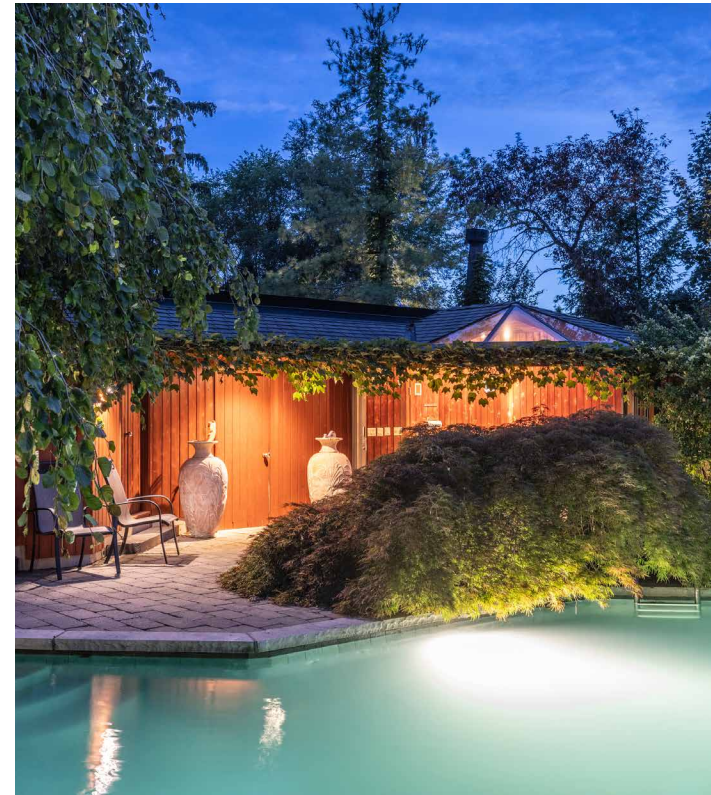
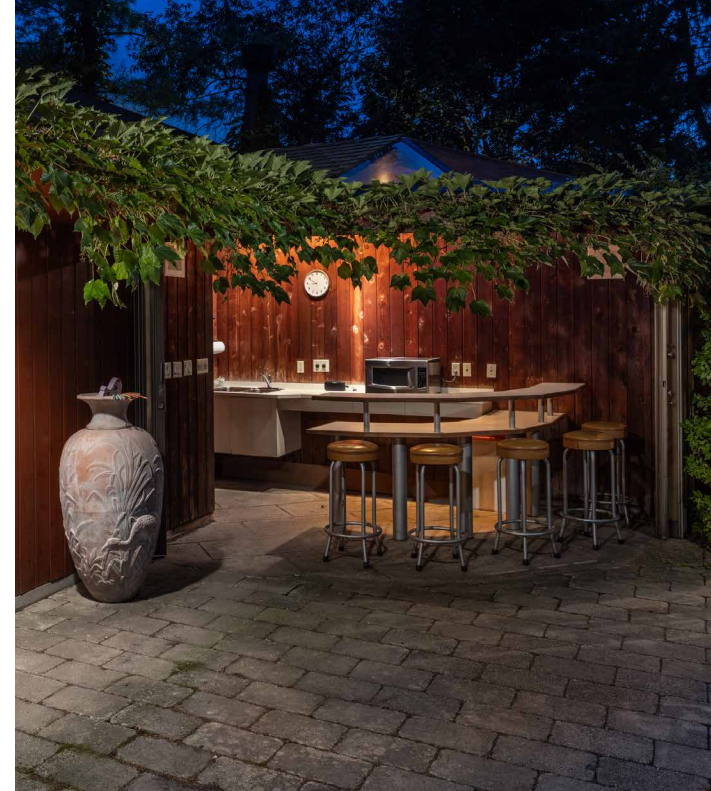
PARKING: Six car heated garage (with two lifts), large heated driveway and front steps

POSSESSION: To be arranged

INCLUSIONS: All kitchen appliances, cabana appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins, gas barbeque, central vacuum and related equipment, irrigation system and landscape lighting

EXCLUSIONS: Dining room chandelier.

OFFERED FOR SALE  
AT \$7,500,000.<sup>00</sup>

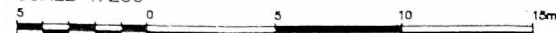




# PLAN OF SURVEY OF LOT 116 REGISTERED PLAN 2279 YORK CITY OF TORONTO

MUNICIPALITY OF METROPOLITAN TORONTO

SCALE 1:200



C. E. DOTTERILL LTD. SURVEYORS 1997



**Toronto Building**  
PERMIT REVIEWED FOR COMPLIANCE WITH  
THE ONTARIO BUILDING CODE

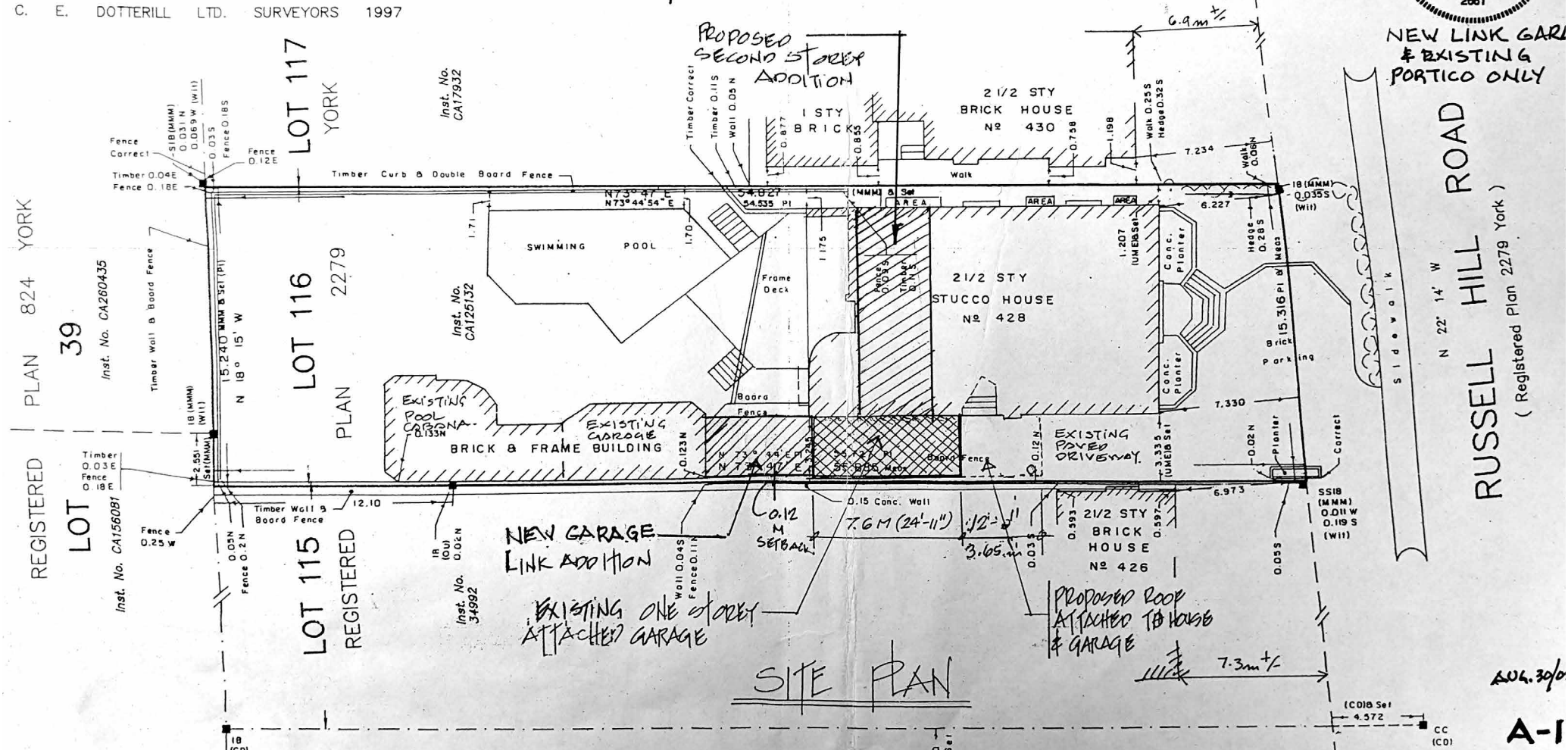
07 214470

ZONING	
O.B.C.	438
FIRE SERVICES	438

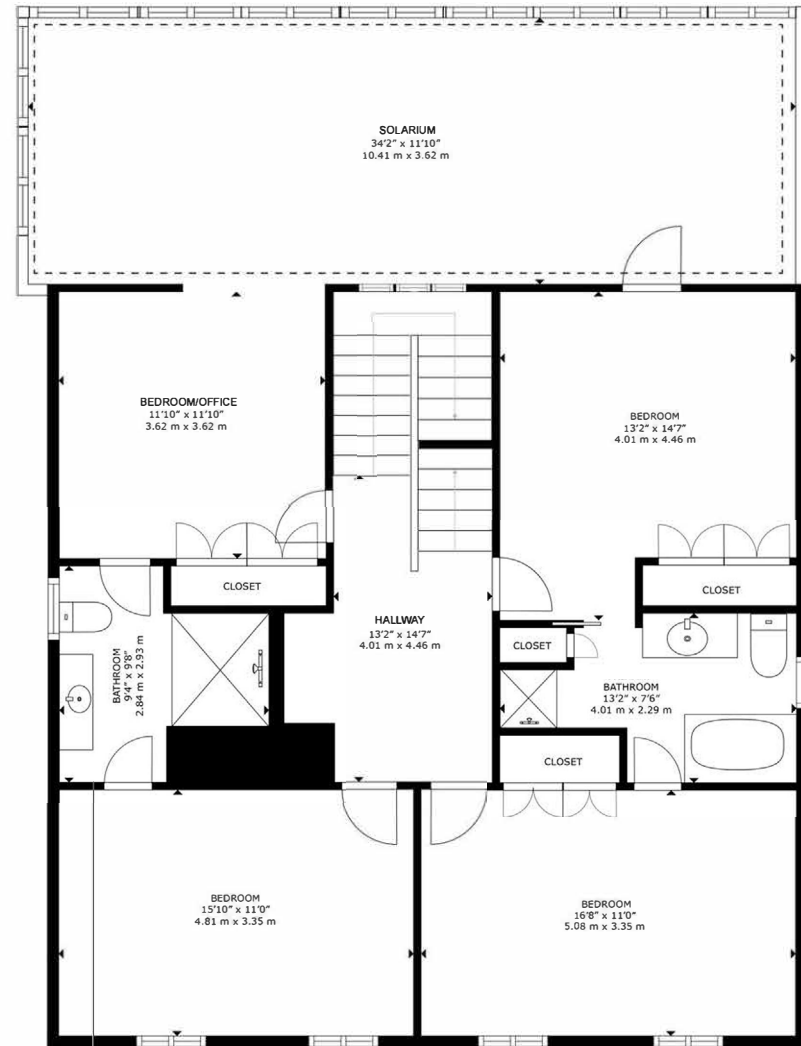
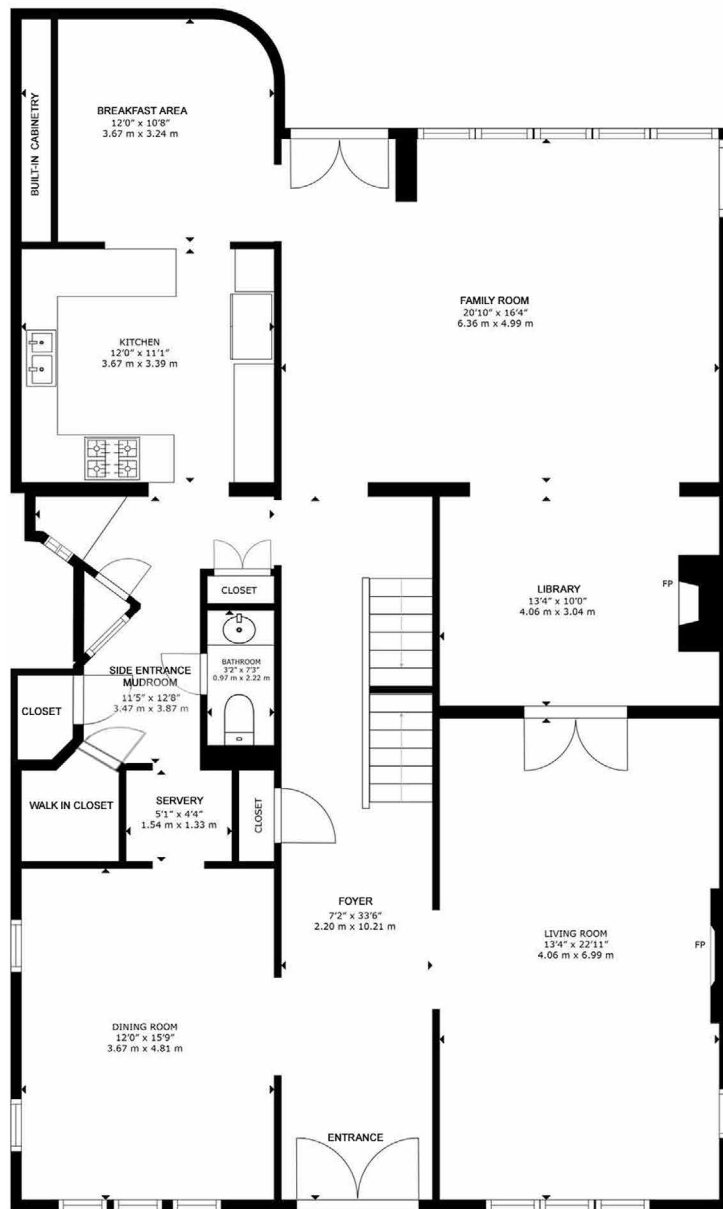
Prepared For:  
Marlene Sheff  
428 Russell Hill Rd.  
Toronto, Ont.  
M5P 2S3



NEW LINK GARAGE  
& EXISTING  
PORTICO ONLY

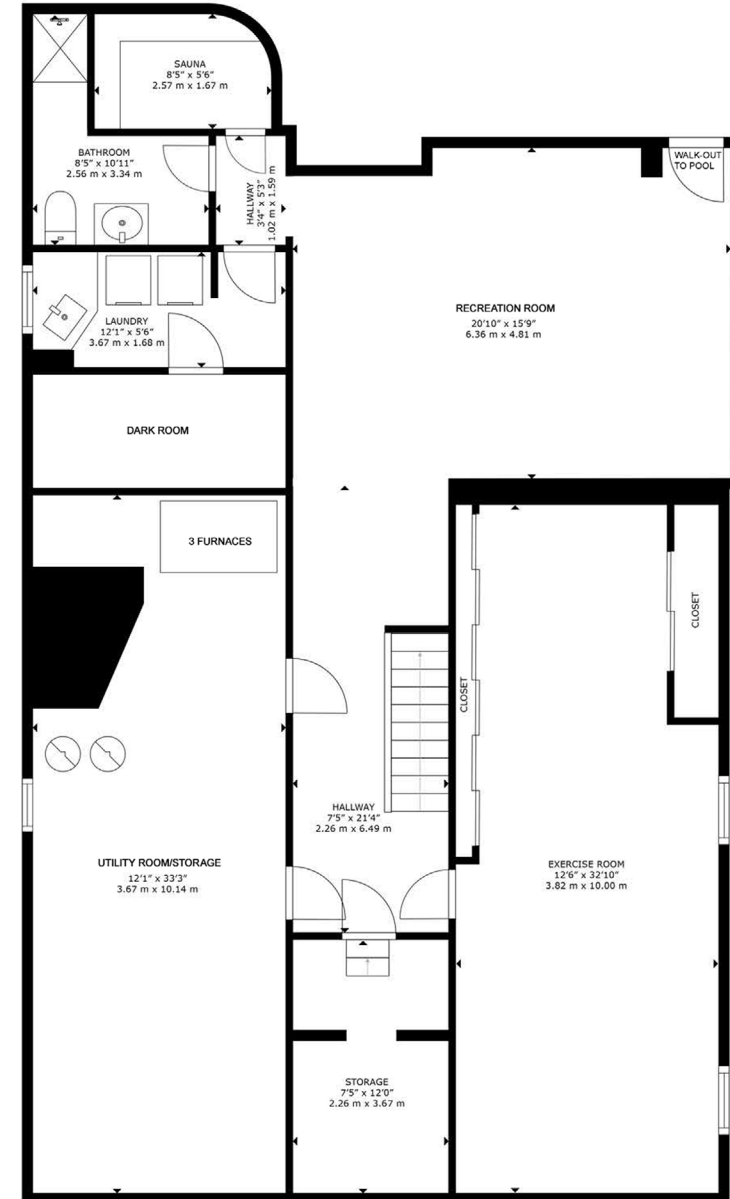
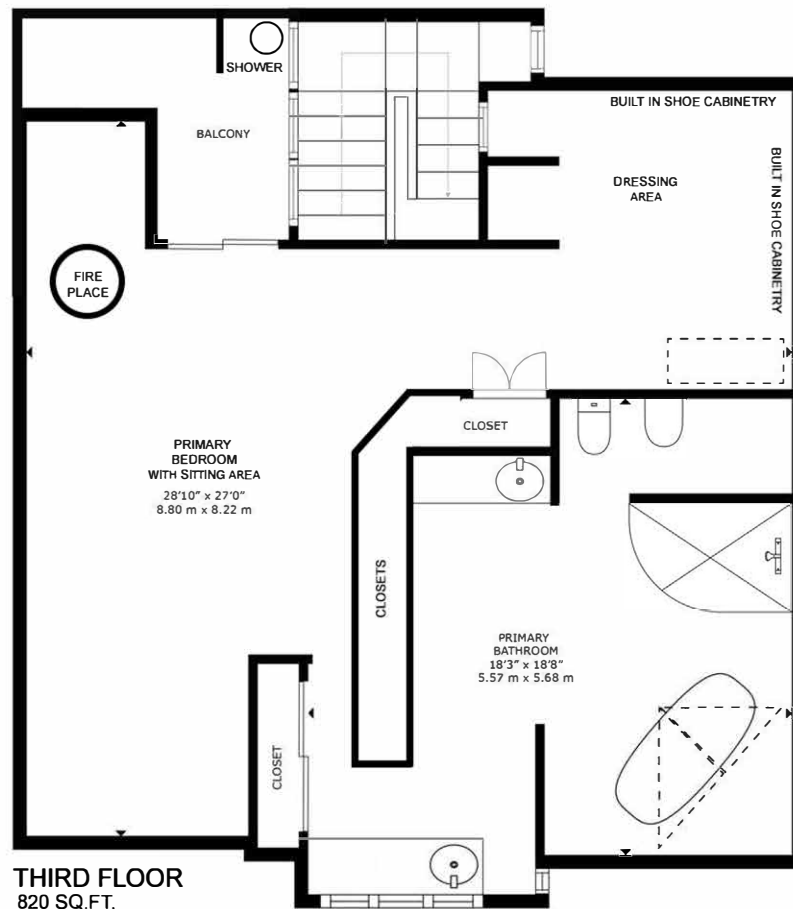




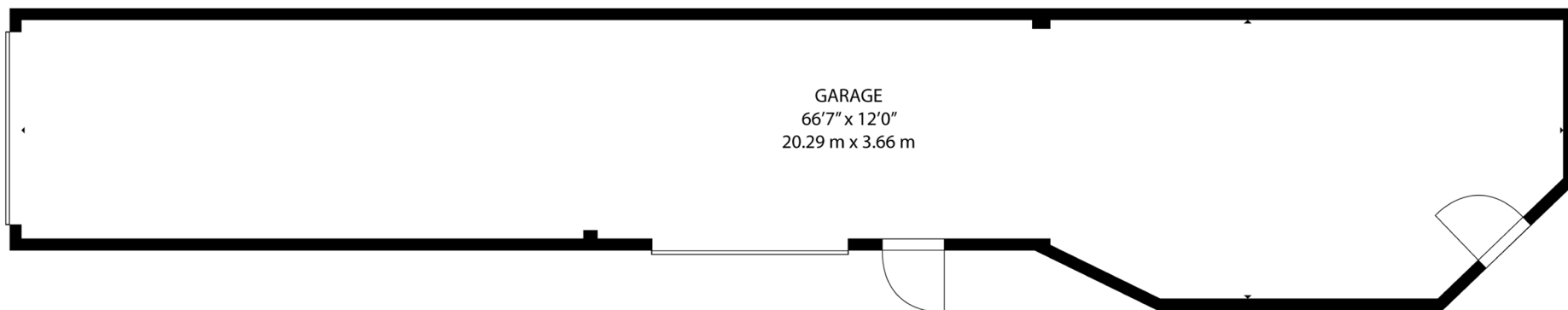


**SECOND FLOOR**  
1,491 SQ.FT.







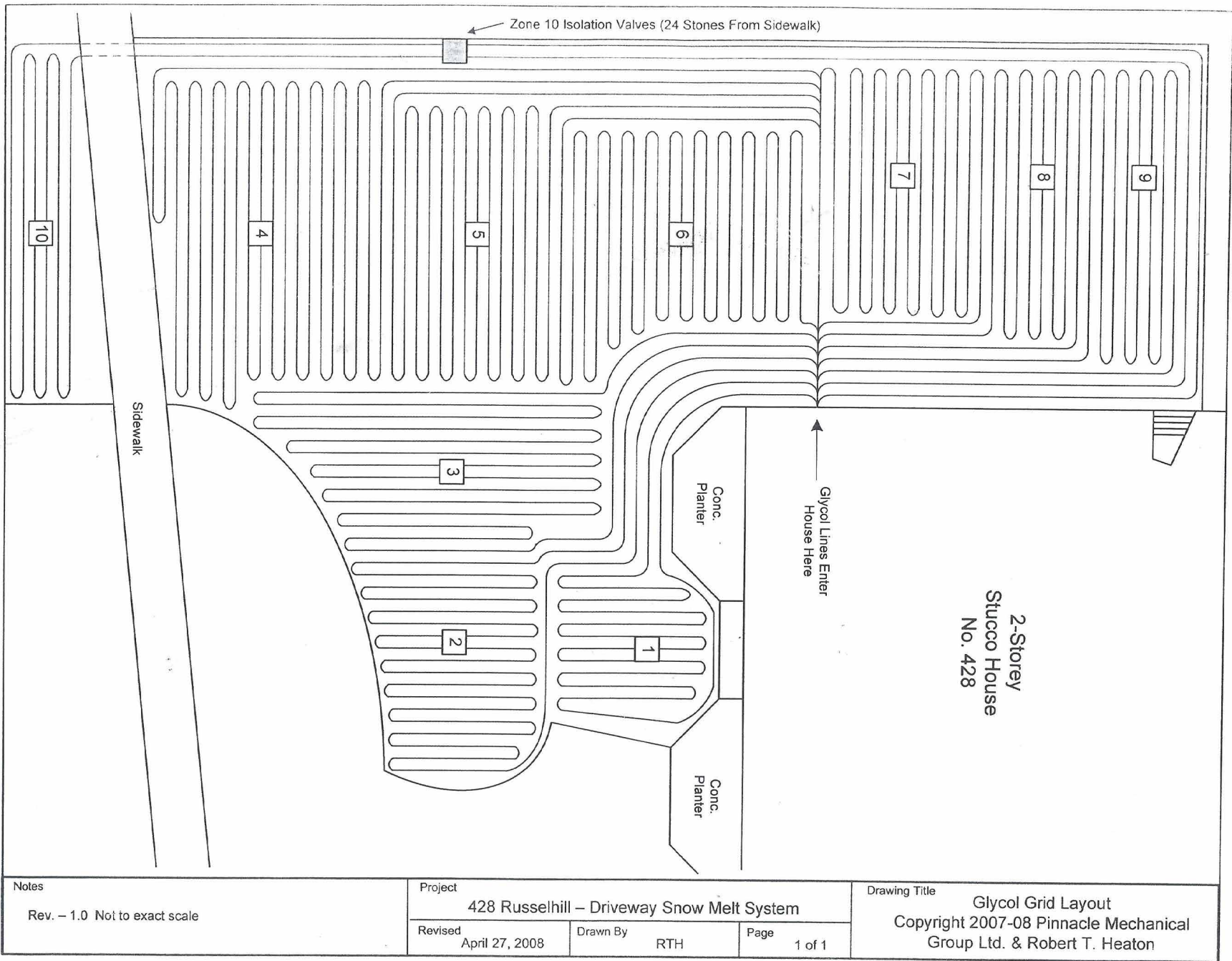


GARAGE  
66'7" x 12'0"  
20.29 m x 3.66 m

GROSS INTERNAL AREA  
TOTAL: 644 sq.ft, 60 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





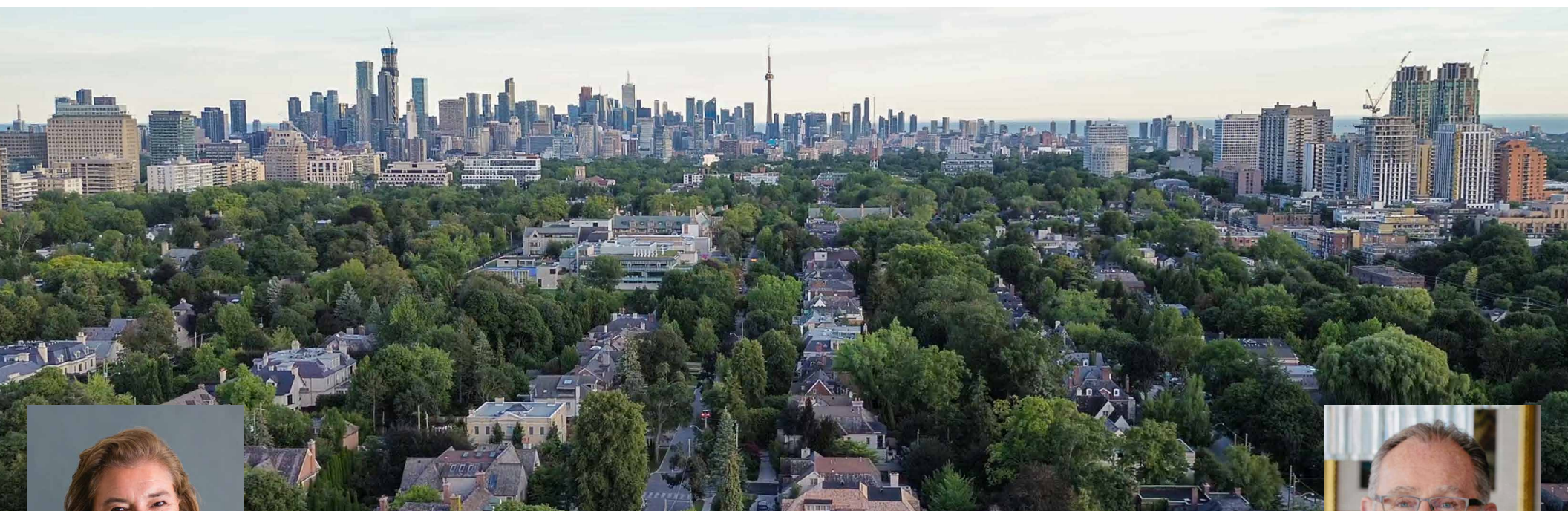












**Chairman Award Winner**  
**#2 Dollar Volume, #4 Units Sold**  
 2024  
**Gairdner Award Winner**  
 2004-2024  
**Lifetime Chairman's Award Winner**

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### GEORGE CHISHOLM

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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.