



Welcome to 210 Rosemary Road

Located on a wonderful quiet street in Forest Hill, this Tudor style house is beautifully positioned on a 40'x164.66' lot with western exposure. Over 4000 square feet of living space, with spacious primary rooms. The main floor offers a formal living room with fireplace, a formal dining room, and at the back of the home, a family room combined with breakfast area walking into the kitchen. A spiral staircase leads up to a second floor sitting room, which overlooks the floor to ceiling windows featuring the sundeck and gardens below. The second floor offers four bedrooms in addition to the sitting room, the primary bedroom with wall-to-wall closets and a three piece ensuite. The third floor is a full loft space with a two piece washroom and dormer windows, currently used as an artist studio. The lower level offers a recreation room, ample storage, a laundry room, and additional washroom. This home has abundant character; crown moulding, wainscoting, stained glass, leaded French doors, and stone fireplaces. Many possibilities; restore and renovate or build new. This location can't be beat in Forest Hill! Close proximity to area schools, both private and public; UCC, BSS, Bialik, Forest Hill JR/SR, Forest Hill CI. Walk to Forest Hill Village shops and restaurants.













MAIN FLOOR

FOYER

- Tile floor with decorative tile inlay
- French door
- Wainscoting
- Mirrored wall
- Leaded glass windows

POWDER ROOM

- Tile floor
- Pedestal vanity
- Mirrored walls and ceiling

LIVING ROOM

- Hardwood floor
- Crown moulding
- Wood burning fireplace with stone surround and mantle
- Leaded glass windows overlooking front garden

DINING ROOM

- Hardwood floor
- Double French doors with leaded glass
- Wainscoting
- Crown moulding
- Mirrored walls
- Alcove
- Ceiling medallion
- Leaded glass windows

KITCHEN

- Hardwood floor
- Stainless steel five burner gas stove and oven
- Magic chef built-in microwave
- KitchenAid refrigerator
- Samsung stainless steel dishwasher
- Large window

BREAKFAST AREA

- Hardwood floor
- Built-in bench
- Electric fireplace with stone surround

- Stained glass windows
- Leaded glass windows

FAMILY ROOM

- Hardwood floor
- Open to sitting room above with spiral staircase
- Two storey floor to ceiling windows
- Track lighting

SECOND FLOOR

LINEN CLOSET

BEDROOM

- Hardwood floor
- Decorative gold canopy
- Wall-to-wall mirrored closets
- Leaded glass window alcove

THREE PIECE ENSUITE WASHROOM

- Tile floor
- Decorative wallpaper
- Standing shower
- Built-in medicine cabinet
- Vanity with built-in wall mirror
- Window

BEDROOM

- Broadloom
- Closet
- Double mirrored closet
- Leaded glass windows

FIVE PIECE WASHROOM

- Soaker tub with showerhead
- Vanity with polished chrome fixtures and taps
- Bidet
- Dressing table
- Mirrored ceiling
- Window
- Wall sconces

BEDROOM/OFFICE

- Hardwood floor
- Mirrored double closet
- Closet
- Track lighting

SITTING ROOM

- Hardwood floor
- Walk-out to sundeck
- Open to family room below with spiral staircase
- Built-in shelving
- Two storey floor to ceiling windows
- Skylight

BEDROOM

- Hardwood floor
- Crown moulding
- Wall-to-wall mirrored closets
- Large windows
- Walk-out to sundeck

THIRD FLOOR

FAMILY ROOM

- Angled ceilings
- Dormer windows

POWDER ROOM

- Tile floor
- Mirrored wall
- Decorative wallpaper
- Vanity
- Built-in shelf

LOWER LEVEL

SIDE ENTRANCE

RECREATION ROOM

- Built-in wet bar with storage

POWDER ROOM

STORAGE ROOM

LAUNDRY ROOM

- Kenmore top loading washer
- Kenmore front loading dryer
- Built-in shelving
- Window

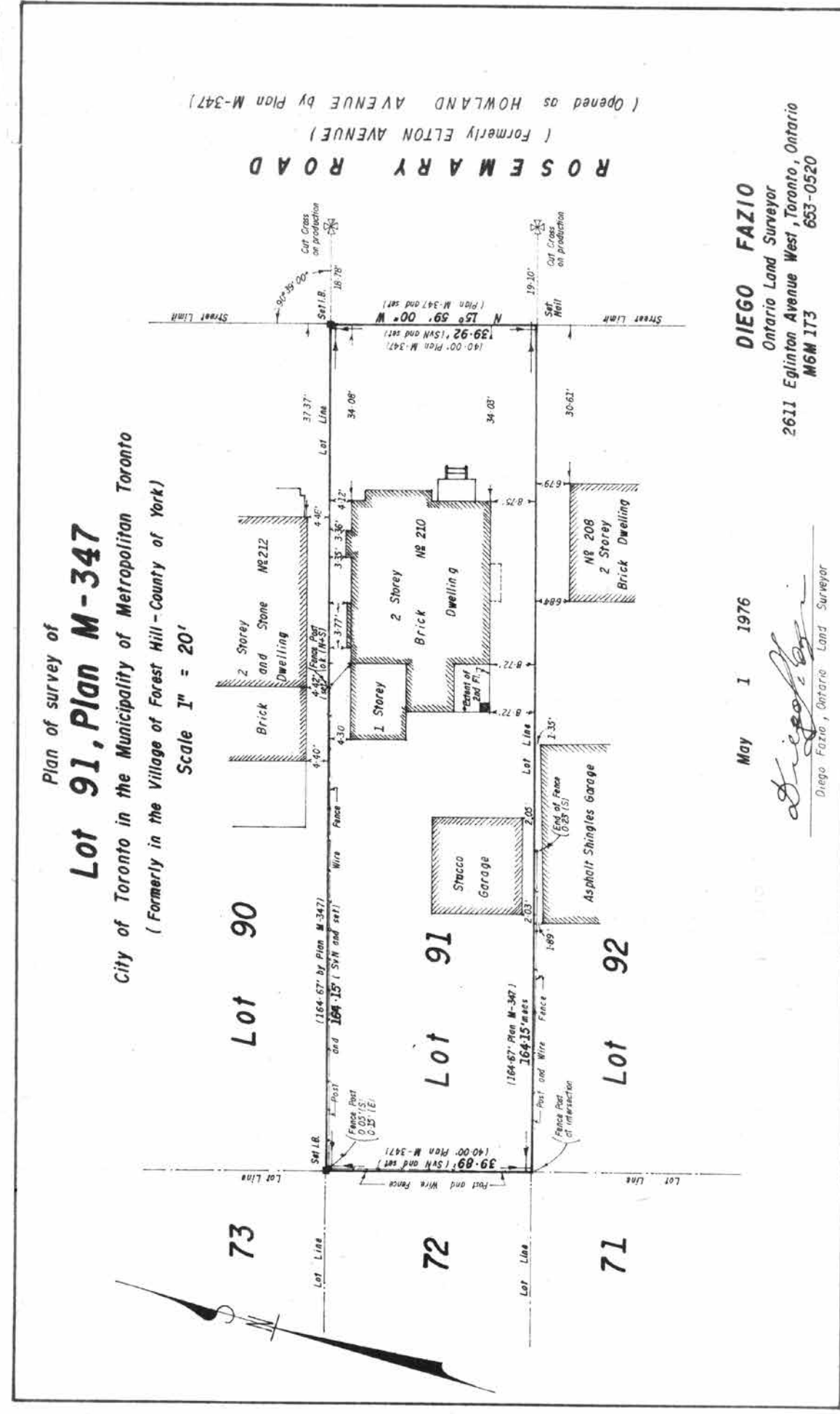
WORKSHOP

- Wall-to-wall closets
- Windows

ADDITIONAL INFORMATION

Taxes:	\$18,716.44 (2025)
Lot Size:	40’ x 164.66’
Possession:	30-60 days / TBA
Inclusions:	All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

OFFERED FOR SALE AT \$3,398,000.⁰⁰







Chairman 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

LEEANNE WELD KOSTOPOULOS

Sales Representative
 c 416.566.8603 | o 416.489.2121
leeanne@leeanneweld.com
leeanneweld.com



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.