

The image shows the exterior of a modern building. A dark grey, cantilevered canopy extends over the entrance area. On the right side of the canopy, the number '2' is mounted in large, gold-colored, three-dimensional numerals. Below the number, the words 'FOREST HILL' are mounted in gold-colored, three-dimensional, sans-serif capital letters. The building's facade is composed of large, light-colored stone or concrete panels. Large glass windows are visible, some reflecting the sky and others showing interior office spaces with desks and papers. A small security camera is mounted on the underside of the canopy. In the foreground, there is a paved sidewalk, some green grass, and several low, rounded green bushes. A small tree with green leaves is visible on the left side of the frame.

2  
FOREST HILL

2 FOREST HILL ROAD SUITE 411  
FOREST HILL



Experience the unmatched offering of a luxurious retreat that is purely Forest Hill. A sophisticated building situated in one of the most prestigious neighbourhoods in the city. Forest Hill Private Residences offers an array of exquisite features that most buildings could never replicate. Arrive home to upscale valet service that will park your car under the porte-cochere, and enter the grand lobby with concierge that offers an array of other five-star and à la carte services from The Forest Hill Group. This boutique building is also paired with unmatched lifestyle amenities, with a private, tranquil indoor pool with wet & dry saunas. A private wine collection and storage, a second Porter lobby for packages and deliveries to leave the glamorous lobby clear for residents and visitors. A grand dining room for hosting loved ones for holidays with seats for 20 guests. An entertainment room is separated by folding glass walls and a double-sided fireplace that then opens into indoor/outdoor living to a serene terraced garden oasis with ample seating. Do not forget about the convenient, fully equipped catering kitchen. A complete luxury amenity offering is available to you at Forest Hill Private Residences.

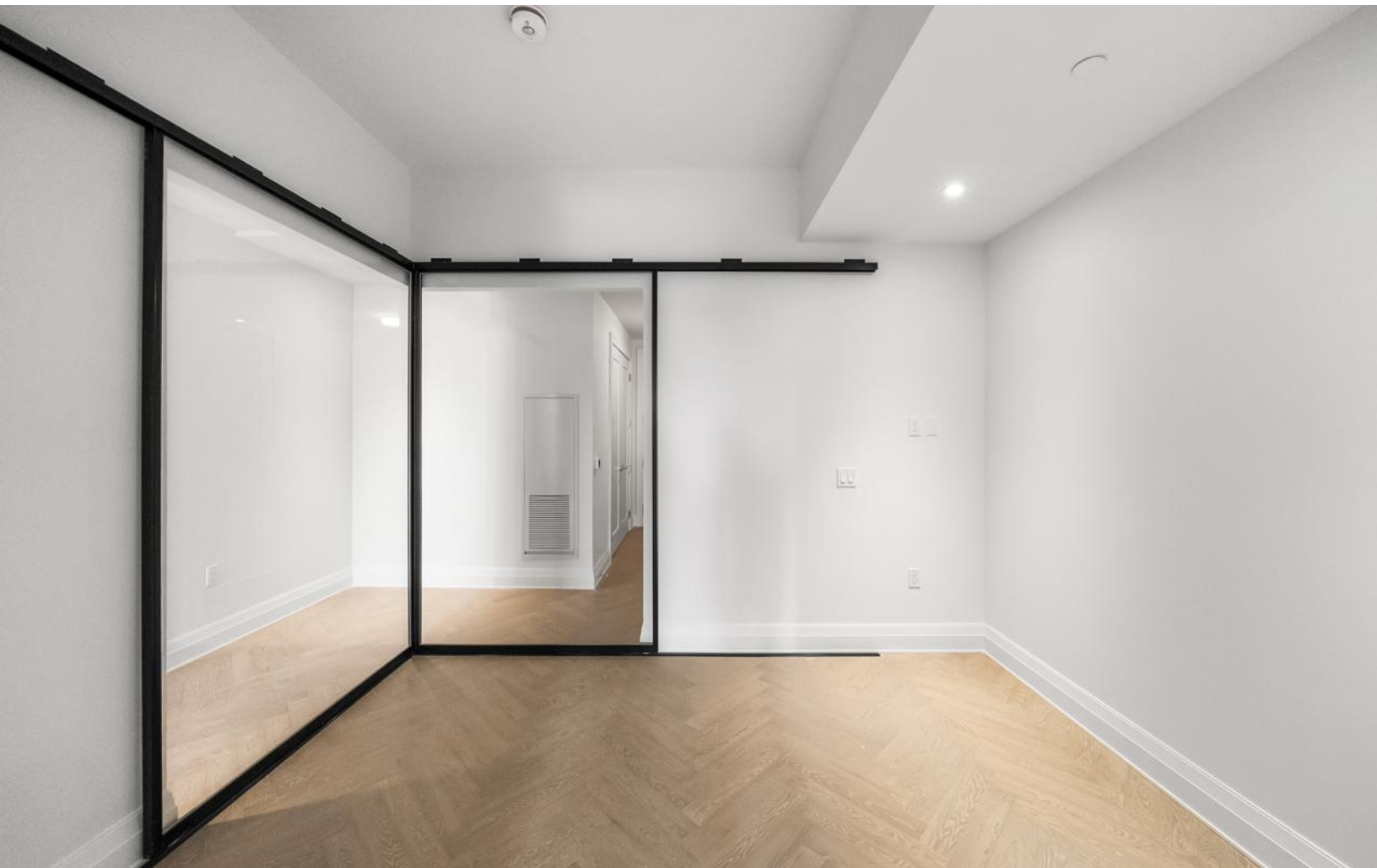
Enter into the carefully designed "The Birch" suite, a spacious 2-bedroom plus den, 3 bathrooms, and over 1,700 square feet of interior living space. Complemented by numerous upgrades and a desirable corner suite layout, the suite offers all one can ask for. Dramatic floor-to-ceiling windows facing south with a private outdoor terrace with a gas line. An open, custom-designed Cameo kitchen with sleek marble counters and backsplash, a generous centre island, and premium Miele appliances. A gorgeous marble fireplace that spans from floor to ceiling in the living room, upgraded premium engineered herringbone flooring throughout, both spacious bedrooms with custom walk-in closets, and both with ensuite bathrooms featuring white porcelain stone flooring. The den also features access to a full washroom for any additional guests. Walk into the stunning primary ensuite surrounded by porcelain, your own separate water closet, a soaker tub, a large double vanity, and heated floors. This ultra-luxurious apartment offers unparalleled elegance and comfort, showcasing expansive living spaces, top-of-the-line finishes, and world-class amenities, all in the most prestigious location. Nothing compares to coming home at 2 Forest Hill Road.















## KEY FEATURES & UPGRADES

- True luxury building with 5-star services
- Prime Forest Hill location in the centre of the city
- Desirable corner suite
- Almost 1,800 square feet of living space with the terrace
- Spacious layout with split bedrooms and separate den or office
- South-facing for the perfect light
- Dining room with 2 sliding doors that open to the terrace, creating indoor-outdoor living
- Gas line on covered terrace
- Upgraded Cameo kitchen with large centre island and breakfast bar
- Waterfall Statuario Veneto marble island and marble backsplash
- Upgraded Miele appliances with a gas cooktop
- Fireplace in living room with floor-to-ceiling Statuario marble surround
- Upgraded gorgeous herringbone wood flooring throughout
- Primary suite with walk-in closet
- Elegant primary ensuite with double vanity with upgraded Statuario marble counters, walk-in shower, soaker tub, heated floors, separate water closet, and full floor and wall porcelain tiling
- Second bedroom with walk-in closet and ensuite bathroom featuring upgraded porcelain flooring and wall tiling as well as polished Gan Eden quartz
- Powder room also with white Martellata porcelain flooring and polished quartz countertop
- The entire suite comes hardwired for motorized window coverings

## INCLUSIONS

- All Miele Appliances
- Washer and Dryer
- All Light Fixtures

## EXCLUSIONS

- None

## TAXES

- Not Yet Assessed

## POSSESSION

- Immediate

## MAINTENANCE FEES

- \$2,264 (Monthly)

## HEATING

- Heat Pump-Central

## COOLING

- Heat Pump-Central

## LOCKER

- Can be Purchased from Developer

## PARKING

- Owned Parking Space

# 2 FOREST HILL ROAD SUITE 411





## ELEVATE YOUR EXPECTATIONS



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**HEAPS ESTRIN**

REAL ESTATE TEAM

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