



7 FOREST PATH COURT

THISLETOWN-BEAUMONDE HEIGHTS







## WELCOME TO 7 FOREST PATH COURT

This exceptional family home at 7 Forest Path Ct is the definition of modern comfort & thoughtful design. Recently rebuilt, this property blends timeless style with everyday functionality, offering an unparalleled lifestyle opportunity in the heart of Etobicoke. Set on a serene, tree-lined mature court, this 4+1 bedroom, 5 bathroom home offers expansive living spaces perfectly tailored to growing families and those who love to entertain. From the inviting foyer to the stunning lower-level games room and backyard retreat, each space has been carefully curated for comfort, flow, and natural light. Step inside to an open-concept main floor crowned by 9-foot ceilings and finished in rich Brazilian hardwood. The chef's kitchen is as beautiful as it is functional, complete with premium appliances and a spacious island ideal for family breakfasts or evening gatherings. Upstairs, the primary suite boasts a walk-in dressing room and spa-like ensuite. The completely finished basement includes a flexible 5th bedroom, full bath, and recreation space, offering endless possibilities for guests, a home office, or a playroom. The backyard is generously sized and designed for relaxation, dining, and play. Just steps away from Albion Gardens Park & the Humber River Recreational Trail, which links directly to the Toronto Waterfront, inviting morning runs, weekend bike rides and sunset strolls. You're minutes to Hwy 401 and less than 20 minutes to the vibrant heart of Vaughan. Families will appreciate proximity to top-rated schools including St. John Vianney and Francophone school Saint-Noël-Chabanel Catholic Elementary School. It's also conveniently located near Beaumonde Heights Junior Middle School & Thistletown Collegiate Institute. With grocery stores, cafes, and essentials nearby, 7 Forest Path Ct delivers a rare balance of luxury and convenience in one of Etobicoke's most connected and peaceful enclaves. This is more than a house, it's a place to grow, gather, and make memories.























## FEATURES

- Recently rebuilt family home blending timeless design with modern functionality
- Set on a quiet, tree-lined cul-de-sac in the heart of Etobicoke
- Expansive and light-filled living spaces ideal for entertaining and everyday life
- Chef's kitchen with premium appliances and spacious island
- Four plus one bedrooms, including a luxurious primary suite with walk-in dressing room and spa-like ensuite
- Convenient jack-and-jill bathroom connects two additional bedrooms
- Flexible lower level with recreation/games room, and space for an additional bedroom with full bathroom, as well as ample storage
- Generously sized backyard retreat, perfect for dining, lounging, or play
- Steps to Humber River Recreational Trail and Albion Gardens Park
- Proximity to top-rated schools including Saint-Noël-Chabanel and St. John Vianney
- Also near Beaumonde Heights JMS and Thistletown Collegiate Institute
- Convenient access to grocery stores, cafés, and everyday essentials

## UPGRADES & IMPROVEMENTS

- Furnace & Air Con 2018
- Hot Water Tank 2018
- Windows 2018
- Primary Ensuite 2018
- Doors Replaced 2018
- Basement Renovated 2018
- Stove 2018
- Washer & Dryer 2018
- Dishwasher 2018

## INCLUSIONS

- Main Floor Appliances
- Washer & Dryer
- Outdoor Hot Tub (as is)
- Gazebo
- Exterior Security Cameras
- Alarm System
- All Window Coverings
- All Electronic Light Fixtures

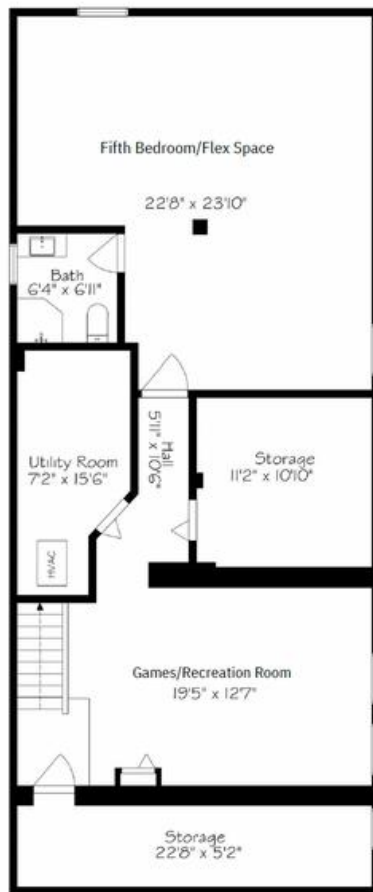
## EXCLUSIONS

- Freezer & Fridge in Basement



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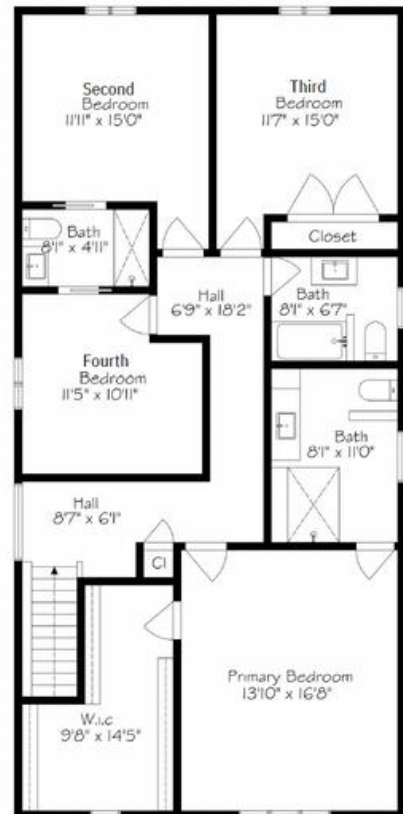
## Floor Plans



Lower Floor



Main Floor



Upper Floor





## ELEVATE YOUR EXPECTATIONS



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