

— 221 —
DUNVEGAN
ROAD



FOREST HILL



Modern Elegance in the Heart of Forest Hill

8,719 SQUARE FEET OF LIVING SPACE

Introducing 221 Dunvegan Road a residence that redefines modern elegance in the heart of Forest Hill. Built with meticulous precision by one of the areas most respected builders, this home balances refined luxury with everyday practicality. Spanning four levels and offering a total of 8,719 square feet of interior living space, it features seven spacious bedrooms, eight beautifully appointed bathrooms, and a layout created for both grand entertaining and comfortable family life. Step inside and you're greeted by soaring ceilings, custom-crafted millwork, and finishes of the highest caliber. Each principal room showcases clean architectural lines and an inviting warmth, offering the perfect backdrop for both formal gatherings and casual living. The true centerpiece is the seamless flow between indoors and outdoors. Multiple walkouts open onto a private backyard retreat complete with landscaped gardens, a sparkling pool, a relaxing hot tub, and generous spaces for lounging or dining. It's an entertainers dream and a serene escape all in one. Set within one of Toronto's most coveted neighbourhoods, this property offers not only beauty and privacy but also convenience just steps from top schools, local shops, and community amenities. 221 Dunvegan Road is more than a home; its a statement of lifestyle, sophistication, and timeless quality.

TRANSPARENCY PAGE

Jordan Grosman, Dallas Barrs, Jake Goldfarb
Dylan Donovan & Kristen Duern

PRESENTS

221
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ROAD

PSR
BROKERAGE
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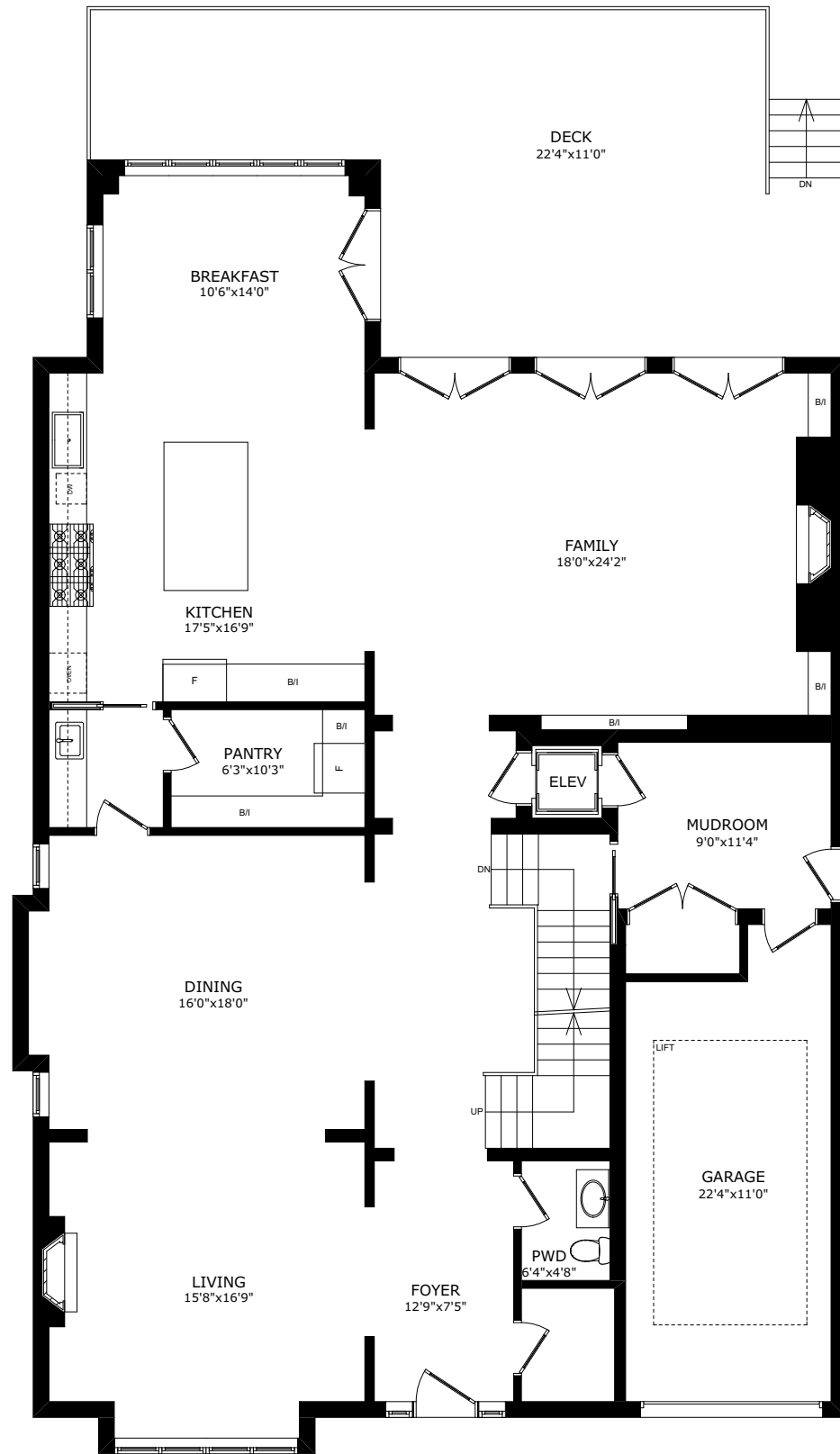
PRESENTS
251
DUNVEGAN
ROAD





FIRST FLOOR CEILINGS 10'

SIZE AND LAYOUT ARE APPROXIMATE. BUYER TO VERIFY SIZES.

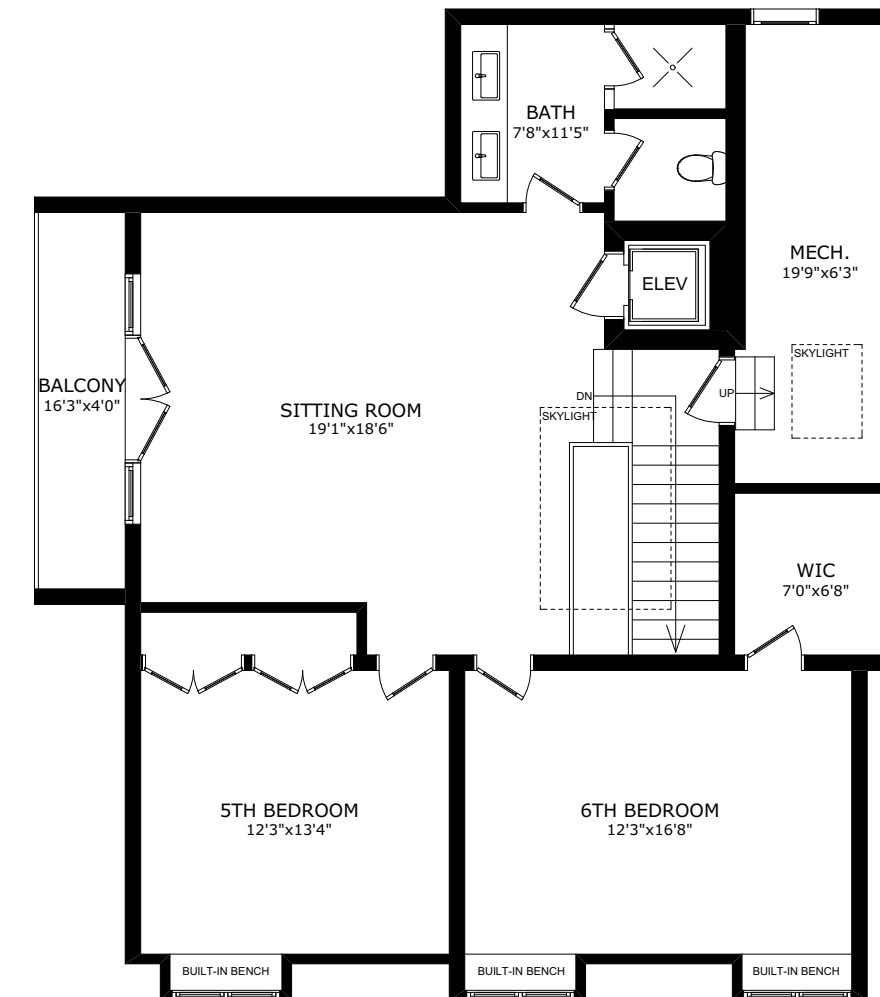
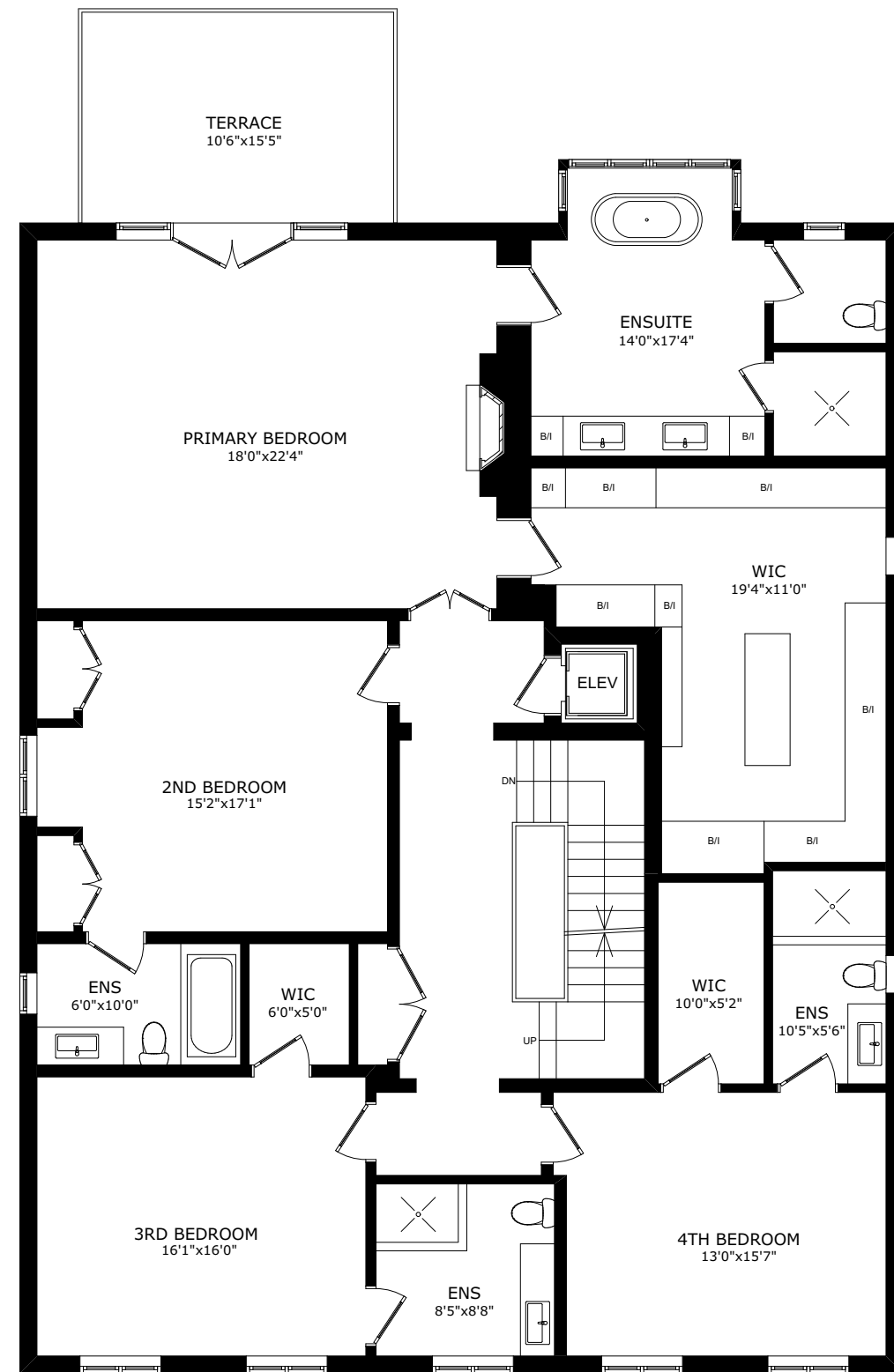




SECOND FLOOR

CEILINGS 9'

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.



THIRD FLOOR

CEILINGS 8'

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.

PROPERTY FEATURES

- Gib-San pool and hot tub
- Built-in barbecue on patio (Weber)
- Five stop Cambridge elevator
- Built in 2016 by the highly reputable builder, GES Construction
- 8,719 square feet of exquisite living space
- Custom millwork, cabinetry, and vanities throughout
- Heat-melt system (driveway, front steps, and side walkway)
- Smart access to cameras, alarm system, lighting, and pool controls
- Garage with heated flooring
- Below-ground single car lift
- Built-in Sonos sound system (including outdoor patio and pool area speakers)
- Temperature-controlled wine room
- Kitchen water filtration system
- Roughed-in for a backup generator
- Cast-iron drains and insulated plumbing
- Slate roof
- Central Vaccum System

FIRST FLOOR

10'0" Ceiling height

FOYER

12' 9" x 7' 5"

- Quartzite flooring
- Coat closet
- Pot lights
- Crown moulding
- Heated flooring

TWO-PIECE POWDER ROOM

- Quartzite flooring
- Custom marble vanity
- Heated flooring

LIVING ROOM

15' 8" x 16' 9"

- ¾-inch engineered hardwood flooring
- Fireplace with marble surround
- Crown moulding
- Pot lights

DINING ROOM

16' 0" x 18' 2"

- ¾-inch engineered hardwood flooring
- Pot lights
- Crown moulding

FAMILY ROOM

18' 0" x 24' 2"

- ¾-inch engineered hardwood flooring
- Three French doors
- Built-in shelving
- Fireplace with marble surround and stone-like wall covering
- Built-in speakers
- Pot lights
- Crown moulding
- Heated flooring

MUDROOM

9' 0" x 11' 4"

- Built-in shelving
- Garage access
- Side door access
- Heated flooring

PANTRY

6' 3" x 10' 3"

- Sink
- Secondary fridge (Frigidaire commercial)
- Porcelain flooring

KITCHEN

17' 5" x 16' 9"

- Quartzite island
- Caesarstone countertops
- Porcelain flooring
- Large breakfast area
- Access to patio
- Appliances: Two Wolf ovens (electric & gas), Sub-Zero fridge, Wolf microwave, and Miele dishwasher
- Crown moulding
- Built-in speakers
- Heated flooring

SECOND FLOOR

9'0" Ceiling height

PRIMARY BEDROOM:

18' 0" x 22' 4"

- Large balcony
- Broadloom
- Six-piece ensuite bathroom with heated marble mosaic flooring
- Walk-in closet with island and makeup station
- Gas fireplace with marble surround
- Pot lights
- Vaulted ceiling
- Crown moulding
- Built-in speakers

SECOND BEDROOM

15' 2" x 17' 1"

- ¾-inch engineered hardwood flooring
- Two closets
- Four-piece ensuite bathroom
- Pot lights
- Crown moulding

THIRD BEDROOM

16' 1" x 16' 0"

- Broadloom
- Three-piece ensuite bathroom
- Walk-in closet
- Pot lights
- Crown moulding

FOURTH BEDROOM

13' 0" x 15' 7"

- Broadloom
- Three-piece ensuite bathroom
- Walk-in closet
- Pot lights
- Crown moulding

THIRD FLOOR

8'0" Ceiling height

SITTING ROOM

19' 1" x 18' 6"

- ¾-inch engineered hardwood flooring
- Walkout to balcony
- Four-piece bathroom
- Built-in speakers
- Pot lights
- Crown moulding

FIFTH BEDROOM:

12' 3" x 13' 4"

- Broadloom
- Two closets
- Pot lights
- Crown moulding

SIXTH BEDROOM:

12' 3" x 16' 8"

- Broadloom
- Walk-in closet
- Pot lights
- Crown moulding

BASEMENT

8'6" Ceiling Height

RECREATION ROOM

19' 0" x 15' 8"

- ¾-inch engineered hardwood flooring
- Bar area with sink and bar fridge
- Walkout to backyard
- Pot lights
- Crown moulding
- Heated flooring

MOVIE THEATRE ROOM

19' 0" x 16' 5"

- HD projector
- Built-in projector screen
- Baseboard lighting

EXERCISE ROOM

- 18' 7" x 13' 2"
- Gym flooring
- Floor-to-ceiling mirror
- Heated flooring

LAUNDRY ROOM

15' 8" x 10' 1"

- LG washer and dryer
- Sink
- Laundry chute accessible from primary bedroom closet and third-floor bedroom
- Access to below-ground car lift
- Heated flooring

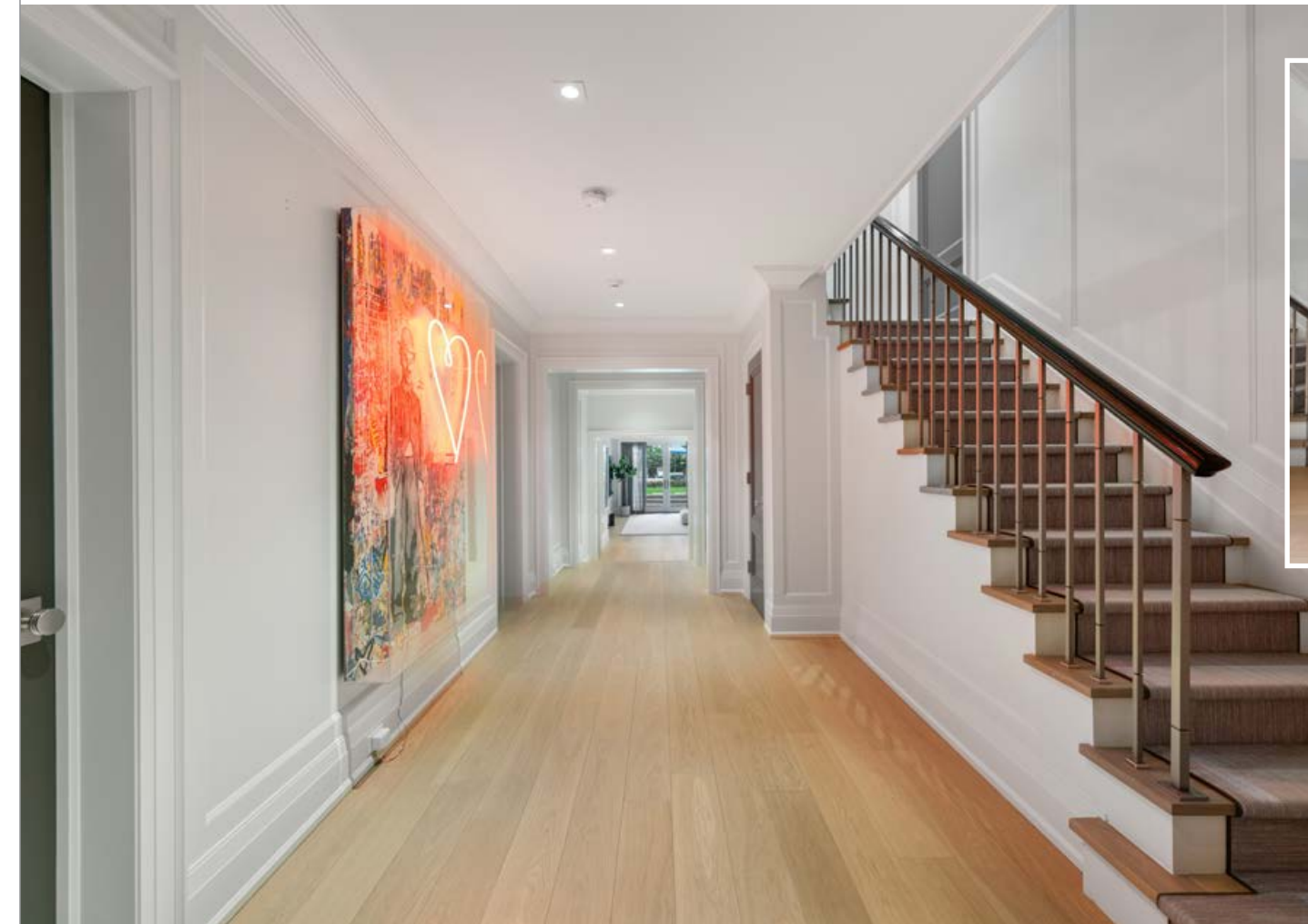
THREE-PIECE BATHROOM

- Steam shower
- Changing room
- Heated flooring

BASEMENT BEDROOM

10' 7" x 16' 5"

- Three-piece ensuite bathroom
- Two closets
- Heated flooring





BASEMENT
CEILINGS 8' 6"

SIZE AND LAYOUT ARE APPROXIMATE, BUYER TO VERIFY SIZES.



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