

JASON DELUCA





60 MONTCLAIR AVENUE, SUITE 603

FOREST HILL | TORONTO



Tucked away on a quiet cul-de-sac in prime Forest Hill, Suite 603 represents the golden ratio of design, privacy and nature. This two-bedroom sub-penthouse occupies the south east corner, offering over 1,100 square feet of living space, where every detail has been thoughtfully selected during an extensive renovation. Clean lines and rich character define the space, from the flooring, cabinetry and countertops to

the colour selection and tilework. Natural light pours in from multiple exposures through the nearby treetops, enhancing the calm, elevated atmosphere. Steps to Forest Hill Village and surrounded by top-tier schools including Upper Canada College, St. Michael's College, Bishop Strachan and Forest Hill Collegiate, this is a home that balances quiet luxury with everyday convenience.



**DESIGNER LIVING IN THIS FOREST HILL VILLAGE
SUB-PENTHOUSE**









AIRY PRIMARY BEDROOM AND SPA-LIKE BATHROOM WITH SOAKER TUB





RESIDENCE OVERVIEW

FEATURES & SPECIFICATIONS

Inclusions: Stainless steel refrigerator, stove, dishwasher and microwave, LG washer/dryer, built-in shelving, medicine cabinet in bathroom, all existing electric light fixtures, window shutters and motorized blinds with remotes

Exclusions: Flat screen televisions and wall mounts in living room and primary bedroom and all existing artwork

Rental Items: None

Property Taxes: Included in monthly maintenance fee

Maintenance: \$1,324.89 includes water, heat, hydro, building insurance, common elements, parking, locker and property taxes

Approximate Size: 1,113 square feet

Exposure: South and East

Outdoor Space: Interior sunroom and common rooftop terrace

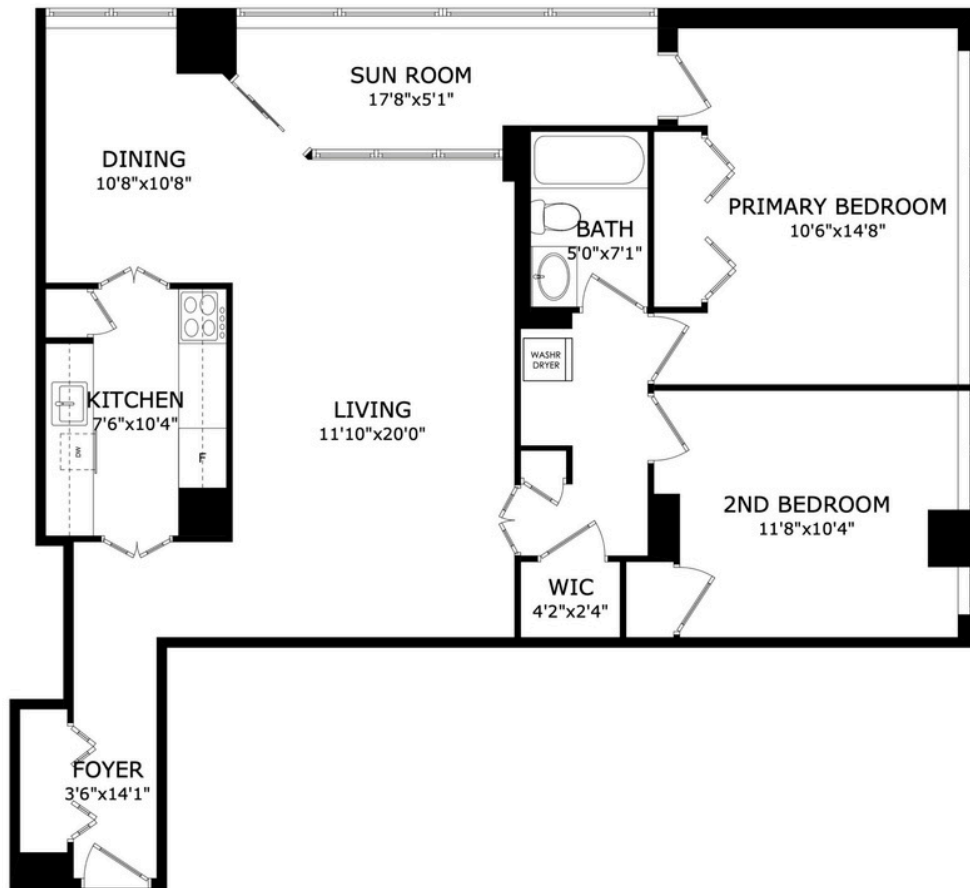
Parking: One (1) underground exclusive use parking space (Level A, Unit 42)

Locker: One (1) exclusive use storage locker (Level 1, Unit 29)

Possession: 30 to 60 Days

Property URL: 60MontclairAvenue603.com

FLOOR PLAN



Floor Area | 1,113 Square Feet



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