



190 Forest Hill Rd
Toronto Ontario M5P 2N4
 Toronto C03 Forest Hill South Toronto
Taxes: \$39,529/2025 **SPIS:** N **Last Status:** NEW
DOM: 36

Detached **Front On:** N **Rms:** 11 + 3
Link: N **Acre:** **Bedrooms:** 5 + 1
 3-Storey **Irreg:** 45 x 191.5 Feet **Washrooms:** 8
 1x2xGround, 1x6x2nd, 3x4x2nd,
 1x3x3rd, 2x3xBsmt

Dir/Cross St: Forest Hill & Hillholm
Directions: Forest Hill & Hillholm

MLS#: C12712660 **Sellers:** Qing Zhou **Contact After Exp:** N
Holdover: 90 **Possession:** Flexible **Rmrks:** TBA **Occup:** Owner
PIN#: 211800169 **ARN#:**
Additional PIN#:
Legal: PT LT 22-23 CON 3 FTB TWP OF YORK AS IN CA327675; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 5000+ Assessment: POTL: Elevator/Lift: Garage: Y Laundry Lev: Phys Hdcp-Eqp: Accessibility Feat: Open Floor Plan	Exterior: Brick / Stone Drive: Available Gar/Gar Pk Spcs: Attached / 2 Drive Pk Spcs: 2 Tot Pk Spcs: 4 UFFI: Puff: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Hospital, School HST Applicable to: In Addition To Sale Price: Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Central Vacuum Roof: Unknown Foundation: Unknown	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: View: Pool, Trees/Woods Retirement: Oth Struct: Survey Type: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.42	x 13.32	Marble Fireplace	Crown Moulding	O/Looks Frontyard
2	Office	Main	16.04	x 11.91	B/I Bookcase	Built-In Speakers	Halogen Lighting
3	Dining	Main	17.16	x 13.32	Combined W/Kitchen	Hardwood Floor	
4	Family	Main	20.34	x 14.6	W/O To Garden	Window Flr to Ceil	
5	Kitchen	Main	27.95	x 14.01	Centre Island	B/I Bar	Breakfast Area
6	Prim Bdrm	2nd	20.44	x 19	W/I Closet	W/O To Balcony	6 Pc Ensuite
7	2nd Br	2nd	15.09	x 12.01	W/I Closet	Hardwood Floor	4 Pc Ensuite
8	3rd Br	2nd	14.99	x 13.25	Double Closet	Hardwood Floor	Halogen Lighting
9	4th Br	2nd	13.25	x 12.99	W/I Closet	Hardwood Floor	4 Pc Ensuite
10	Exercise	3rd	32.09	x 15.42	O/Looks Backyard	Halogen Lighting	B/I Shelves
11	Games	3rd	18.08	x 15.42	O/Looks Backyard	Halogen Lighting	B/I Shelves
12	Rec	Ground	0	0	Slate Flooring	4 Pc Bath	B/I Bar
13	Br	Ground	0	0	3 Pc Ensuite	Halogen Lighting	B/I Closet

Client Remks: Set on Billionaires Row, the prestigious Forest Hill Road, this architectural gem by Kirkor Architect rests on an ultra-rare 45 x 190 ft south-facing lot. The facade pairs customized Indiana stone, American brick, and limestone with an upgraded cedar roof, copper eaves, and tin downspouts. **Designed and built to ISO 9001 certification, Canada's first of its kind**This This 7,500 sq. ft. residence across three levels showcases impeccable craftsmanship, structural integrity, and timeless luxury. Inside, a 39-ft gallery foyer reveals soaring 10-11ft ceilings, wide plank oak floors, and refined crown mouldings. Formal living and dining rooms are anchored by a six-foot gas fireplace with marble surround and floor-to-ceiling windows. The custom walnut kitchen is a chef's dream, featuring a 60 Wolf range with grill and griddle, Sub-Zero fridge/freezer, two Miele dishwashers, and a marble island. The adjoining breakfast area opens through French doors to the stone terrace and garden side for seamless indoor-outdoor living. Upstairs, the primary suite boasts a private balcony, a large dressing room, and a spa-like six-piece ensuite with heated limestone floors, an air jet tub, a steam shower with dual rain heads, and a heated towel rack. Each additional bedroom offers its own ensuite with luxurious finishes. Custom glass and wrought iron railings accent the floating staircase. The lower level includes radiant heated limestone floors, a full theatre, wet bar, nanny suite, and walkout to a lush backyard oasis with a concrete saltwater pool, waterfall, year-round hot tub, and double cabana with kitchen and lounge. Heated drive, paths, and taps ensure year-round comfort. A true legacy home in the heart of Forest Hill.

Extras:

Inclusions: Outdoor speakers, security system, security cameras, all main kitchen appliances, and a built in fridge in the cold bar/rec room, Hot-tub, as well as the pool house. Optional for purchase: All furniture, gym equipment, home theater chairs, and outdoor patio furniture.

Exclusions:

Rental Items:

Showing Requirements: List Brokerage, List Salesperson

Brkage Remks: Showing with 4 hrs Notice. 5% deposit by bank draft. Include Schedule B & Form 801 in offers. Send to meradsafaian@gmail.com & al.mousavi@theagencyre.com with 24 hrs irrevocable. LA Present for showings!

Lot Size Area:

Sqft Other:

Sqft Total Unfinished:

Sqft Below Grade Finished:

Sqft Below Grade Source:

Sqft Above Grade Finished: 7500

Sqft Above Grade Source: Other

THE AGENCY Ph: 416-847-5288 **Fax:**

378 Fairlawn Ave Toronto M5M1T8

MERAD SAFAEIAN, Broker 416-837-0311

AL MOUSAVIZADEH, Salesperson 437-688-6887 THE AGENCY

Contract Date: 01/19/2026

Condition:

Ad: Y

Expiry Date: 05/19/2026

Cond Expiry:

Escape:

Last Update: 01/20/2026

CB Comm: 2.5% plus hst

Original: \$7,288,888