



FOREST HILL
IS HOME



These views.

These tree-canopied streets.

The comforts of timeless nostalgia.

And the fine details of refined elegance.

.....◆.....
Introducing Forest Hill Private Residences, nine storeys of expansive private residences overlooking the tranquil hues of Forest Hill Road. Anchored by local conveniences, quaint shops and well-loved boutiques, this is the true heart of Forest Hill. Experience the incomparable feeling of coming home



*A location unlike
any other*

Enjoy the ease of artisan shops and boutiques within moments from your doorstep. Amidst the scent of fresh pine hanging in the air and the sunlit streets, welcoming and familiar, there's nothing quite like Forest Hill.





*The years,
our memories,
shared moments
together.*



A STORIED NEIGHBOURHOOD

Forest Hill Village is home to celebrated shops, boutiques, cafés, galleries, and restaurants, all located along the notable Spadina Road. Relax into a community filled with familiar faces—the grocer at your favourite market, your trusted barber, the restaurateur who knows your order by heart. There's a special feeling here, understood and shared by the lucky few who call it home.



HOME TO TORONTO'S MOST PRESTIGIOUS SCHOOLS

Alongside its many parks and local shops, Forest Hill is home to some of the most prestigious schools in North America. From the coveted athletics at Upper Canada College, to the Bishop Strachan School's reputation for excellence, De La Salle College's rigorous academics, or Waldorf Academy Toronto's unique programming, there's no shortage of opportunities for educational excellence. Forest Hill is also a short distance from some of the country's most sought-after post-secondary institutions, including The University of Toronto, St. George Campus, and George Brown College, Casa Loma Campus.

LOCATION MAP

SCHOOLS

1. Upper Canada College
2. The Bishop Strachan School
3. St. Michael's College School
4. Brown Junior Public School
5. The York School
6. De La Salle College Oaklands
7. Waldorf Academy Toronto
8. Royal St. George's College
9. Forest Hill Collegiate Institute
10. Goerge Brown College
11. University of Toronto St. George Campus
12. Forest Hill Junior and Senior Public School

PARKS

1. Oriole Park
2. Glenn Gould Park
3. Amsterdam Square
4. Sir Winston Churchill Park
5. David A. Balfour Park
6. Ramsden Park
7. Roycroft Park Lands
8. Suydam Park
9. Cedarvale Park

RESTAURANTS

1. Pizza Banfi
2. Kwan Dim Sum
3. Nove Trattoria
4. Scaramouche Restaurant & Pasta Bar and Grill
5. BlueBlood Steakhouse
6. Flor de Sal Restaurant
7. Terroni
8. La Paradis Brasserie Bistro
9. Joso's
10. BUCA
11. 7Numbers
12. Zucca Trattoria
13. Nadège Patisserie
14. What A Bagel
15. Phipps Bakery Café
16. Phyllo You Bakery

GALLERY/MUSEUM

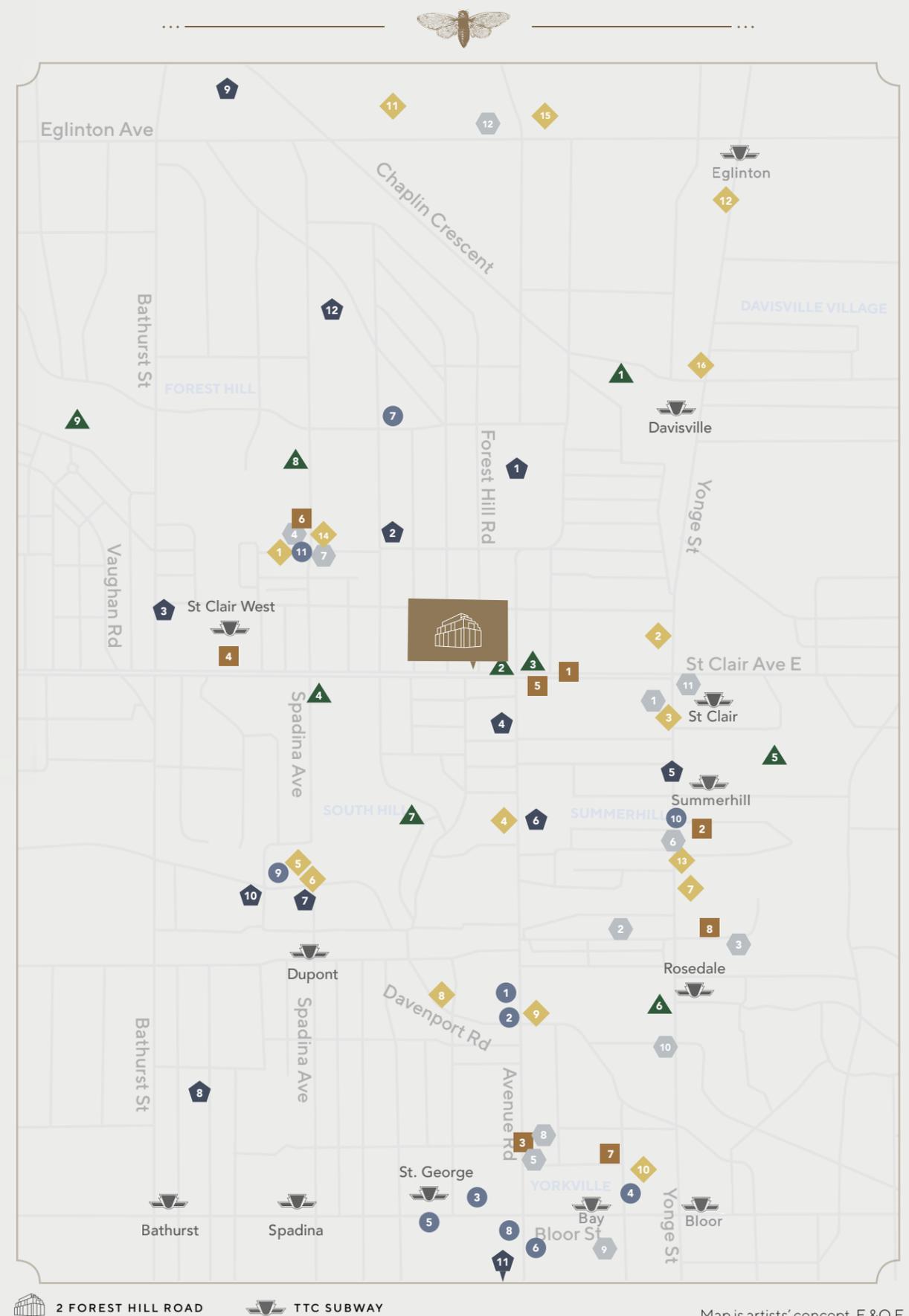
1. Berenson Fine Art
2. Odon Wagner Gallery & Restoration
3. Peter Triantos Art Gallery
4. Izzy Gallery
5. Bata Shoe Museum
6. Gardiner Museum
7. Spadina Museum
8. ROM
9. Casa Loma
10. Muse Gallery
11. Lonsdale Gallery

SERVICES

1. LCBO
2. Harvest Wagon
3. Whole Foods Market
4. Loblaws
5. The Market by Longos
6. Forest Hill Spa
7. Pusateri's
8. Olliffe Butcher

CLUBS / FITNESS

1. The Badminton & Racquet Club of Toronto
2. York Racquets Club
3. Toronto Lawn Tennis Club
4. Studio Lagree
5. Equinox Fitness Yorkville
6. Spinco Younge
7. Core
8. Soulcycle
9. Barry's Yorkville
10. Rosedale Club
11. F45 Fitness
12. Oxygen Yoga



2 FOREST HILL ROAD TTC SUBWAY

Map is artists' concept. E.&O.E



COME HOME TO FOREST HILL

Set among the vast greenspaces and picturesque allure of the neighbourhood, Forest Hill Private Residences welcomes you with the nostalgia of family and a strong feeling of community. This premier residential enclave is nestled among the simple comforts and character that give Forest Hill its distinctive charm.



A view upon... your world.





*Vistas that go
on forever*

From sunrise to sunset, a spacious outdoor terrace surrounds you with the comfort of an expansive horizon to take in the magnificent views. A life with style brings opportunities for sophistication and simplicity with each new day.





THIS IS HOME

Perched amidst an elegant and modern exterior that invites you in with welcoming familiarity, experience the unmatched offering of a luxurious retreat that is purely Forest Hill.

*And there I see it
The light around the corner,
coming to meet me.
The shadows cast upon my window
Greeting my every movement toward
The place I know best.*







THE
FOREST
HILL
GROUP

LUXURY SERVICES PROVIDED BY THE FOREST HILL GROUP

The Forest Hill Group is a market leader in the delivery of luxury concierge, bespoke security, upscale valet services, premium maintenance, and complete property services to condominium communities in Toronto. Forest Hill Private Residences is working with The Forest Hill Group to provide a curated range of five-star services including complete valet parking management of resident vehicles.

The moment you arrive home to the private grand porte-cochère, exclusive to residents, leave the day behind as you relish in the familiarity of a warm greeting, and the security of knowing everything is taken care of, so you can focus on what matters most.

*Additional services that are not specifically contained in the Year 1 operating budget, contained as part of the disclosure document, will be offered on an à la carte basis by The Forest Hill Group. These services are available to be coordinated through the on-site concierge team at Forest Hill Private Residences.

THE FOREST HILL GROUP À-LA-CARTE LUXURY SERVICES

- ◆ Home Maintenance
- ◆ Interior Design
- ◆ Exclusive Reservation Privileges
- ◆ Personal Trainers
- ◆ Yoga Pilate Instructors
- ◆ Nutritionists
- ◆ Massage Therapists
- ◆ Chiropractors
- ◆ In-Suite Cleaning
- ◆ Pet Care
- ◆ Aestheticians
- ◆ Sporting Event Bookings
- ◆ Theatre Bookings
- ◆ Personal Shopping
- ◆ Grocery Delivery
- ◆ Luxury Excursions
- ◆ Catering by Pusateri's Fine Foods
- ◆ Custom Transportation Arrangements
- ◆ Spa & Salon Recommendations & Reservations
- ◆ Travel Security Detail



UNMATCHED LIFESTYLE AMENITIES

Whether hosting loved ones to share a meal or finding moments of energy in the sun-filled gym, fitted with modern cardio and weight training equipment, a curated amenity offering awaits. From the tranquility of the yoga and meditation space to the building's exclusive collection of world-class wines, relish in a range of modern conveniences designed to expand and enhance your life at home.







BUILDING AMENITIES

A complete luxury amenity offering is available to you at Forest Hill Private Residences. Move freely from the refreshing pool to the relaxing wet or dry saunas. Beyond these walls, your private sanctuary awaits: a tranquil landscape with a relaxing lounge and table seating and a shallow water feature that glistens in the sunlight.

BUILDING FEATURES

- Premium Forest Hill Address
- Grand Lobby Entrance
- Secondary Porter Lobby
- Exclusive Porte-Cochère with Valet
- Private Gym
- Fully Equipped Catering Kitchen
- Tranquil Pool with Wet and Dry Saunas
- Serene Garden Oasis
- Private Wine Collection
- 20-Seater Dining Table





Timeless Interiors

Seek retreat and find harmony the moment you open the door. This is a space filled with memories, comforts, and the effortlessness of being completely at home.



IT'S ALL IN THE DETAILS

Forest Hill Private Residences embodies sophisticated elegance and the allure of a classic home, made modern to suit your every need. Meditate on the quiet beauty of each detail: thoughtful and expansive layouts that maximize natural sunlight, kitchens with ample space for your inner chef's creations, built-in pantries, custom designs, and the materials, textures, and carefully selected details to make you feel perfectly at home.





AN ELEGANT RETREAT

Thoughtful features and refined finishes invite refuge and respite. Seek solace in spacious bedrooms with 10 ft ceilings, ample natural light, and engineered hardwood flooring. Lavish washrooms include tiled floors and walls, sleek frameless glass shower enclosures, immersive rain head shower faucets, and custom designed stone vanities with soft-close drawers and cabinetry, inviting you to start each day with style and comfort.



FEATURES & FINISHES

All suites have been carefully designed with the utmost attention to detail in mind, with luxurious finishing touches at play throughout each room.

**as per plan*

**As per standard finish packages*

- ◆ Dramatic floor-to-ceiling windows*
- ◆ Expansive terraces with gas lines*
- ◆ Decorative concrete pavers on terraces and balconies*
- ◆ Custom designed Cameo kitchens with integrated pantries, soft-close cabinets and drawers**
- ◆ Premium Miele appliance package with gas cooktop*
- ◆ Modern engineered hardwood flooring*
- ◆ Custom designed double floating vanities in master ensuite**
- ◆ Gas fireplace**
- ◆ Sleek stone countertops**

“

I've explored the world and indulged in exquisite cuisine prepared by the most celebrated chefs. I've enjoyed the finest vintages and swam in the most tranquil depths of the world's oceans. I choose to celebrate life's greatest pleasures because I can. But whether I'm travelling across city, country, or continent, wherever it is my life takes me, what I yearn for most, is the serenity and comforts of coming home...

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Team

A world-class team has come together to create a new landmark residence in Forest Hill.



ALTREE

ALTREE

Founded by Zev Mandelbaum, Altree stems from a long lineage of multi-generational expertise in bringing to fruition landmark projects and iconic communities throughout Toronto and the GTA. Zev is one of the visionary co-founders behind Marlin Spring, and a third-generation developer with deep roots in the industry that date back to the 1950's through H&R and Lanterra Developments.

Altree is committed to challenging the status quo and breaking new ground in creating inspirational residential, commercial, and retail projects with a compelling offering that creates significant value for customers, investors, and community stakeholders.

As a full-service development company, Altree provides unmatched insight, expertise, and service throughout the full spectrum of development – from strategic acquisition to planning, construction, sales and marketing, finance structuring, tax and legal processes. By consistently going above and beyond expectations and identifying opportunities to enhance neighbourhoods and connect communities, Altree is unparalleled in the creation of iconic projects that branch out from the ordinary.



INTERIOR DESIGN

U31 is an award-winning interior architecture and design studio led by creative principals, Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential and hospitality projects for clients across the globe, including luxury homes and large scale mixed-use developments. With over twenty years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients needs and rise above expectations.



GRAZIANI
CORAZZA
ARCHITECTS

ARCHITECTS

Our creative vision is to design structures of memorable modern forms that satisfy programmatic needs. We are passionately committed to innovative thinking and advancing the evolution of design.

Our design principles are founded in using materials that complement the urban and natural environment to produce sustainable settings for those who live, work, and play in the space we create. Our ultimate satisfaction comes in seeing our buildings embraced by their owners, occupants and local community.

Sotheby's
INTERNATIONAL REALTY

Canada

SALES

At Sotheby's International Realty Canada, our commitment is unwavering; we deliver exemplary marketing and service to every client. We believe that luxury is an experience, not a price point. Our exceptional investment in reaching qualified buyers locally, nationally and internationally ensures the maximum return on the homes we represent. With over 32 offices nationwide, we represent the country's most significant architectural masterpieces, and extends top-tier service and marketing to homes across every price range. Our network strength encompasses over 1,000 sales offices across 70-plus countries, digital media delivering over 1 billion annual online impressions and partnerships with premiere global media.



Drawn maps and renderings are Artist's concept only. Construction of dwelling may not be exactly as shown. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Builder during the construction of the building and suites, and site conditions. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Builder, the Municipality, the Developer or the Builder's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the Municipality for development approvals. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the condo and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. The developer makes no representation or warranty with respect to the actual views or locations of such features from the suites once fully constructed. Listed travel times are general in nature and may vary depending upon traffic and personal variables such as fitness and mobility level. E&O.E. June 2020.



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