



RE/MAX REALTRON BARRY COHEN HOMES INC., Brokerage

FOR SALE

DETACHED

MLS# C13842586

87 College View Avenue, Toronto, ON M5P 1J9

Forest Hill South, Toronto · M5P 1J9

C\$ 7,500,000

6	9	4,250	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spectacular One-Year-New Contemporary 3-Storey Custom For The Bespoke Buyer. Architecturally Significant With Luxury Appointments & Design Seldom Seen. Designed & Built By Rose Park Developments, Features Sun-Drenched Modern Interiors & 6,500 Sq Ft Of Luxurious Living Space In Coveted Forest Hill South. Bespoke Cove Lighting, Soaring Coffered Ceilings With Dramatic Custom Mouldings, Masterful Millwork, Refined Panelling, Luxurious White Oak Hardwood, Radiant Heated Floors, Custom Illuminated Statuario Marble Archways, Generously Sized Principal Rooms, & Extraordinary Craftsmanship At Every Turn. Captivating Layered Lighting & Sophisticated Architectural Lines Carry Through The Distinguished Interiors Designed For Both Comfortable Living & Refined Entertaining. The Gourmet Kitchen Features A Well-Appointed Servery, Large Centre Island & Lilac Marble Countertops Plus Top Tier Appliances & Breakfast Area With Walkout To The Raised Deck For Effortless Indoor/Outdoor Entertaining. The Upper Floors Include Convenient Laundry, 3rd Floor Library With Tree-Top Balcony, Tranquil Primary Retreat With Stunning Dressing Room & Spa-Like 8-Piece Ensuite, & Four Additional Bedroom Suites With Their Own 4-Pc Ensuites While The Lower Level Offers A Nanny Suite, Elevated Rec Room With Walkout & Gas Fireplace Plus Wine Tasting Room, State-of-The-Art Theatre Room & Exercise Room. A Striking White Oak Staircase & Elevator Connect All 4 Levels Of The Home For Comfortable Everyday Family Living. The Extraordinary Interiors Are Elevated Even Further By The Residence's Stunning Curb Appeal & Luxurious Rear Garden - Custom Indiana Limestone Facade, Built-In Garage With Epoxy Floors & EV Charge Point, 3-Car Interlock Private Drive, Custom Exterior & Landscape Lighting Plus Irrigation Throughout, Outdoor Integrated Speakers, Custom Black Granite Hardscaping Plus Professionally Landscaped Gardens. Minutes To Avenue Rd, High-End Shops, Upscale Dining, & Top-Rated Private & Public Schools.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ School
- ✓ Public Transit
- ✓ Library

PROPERTY DETAILS

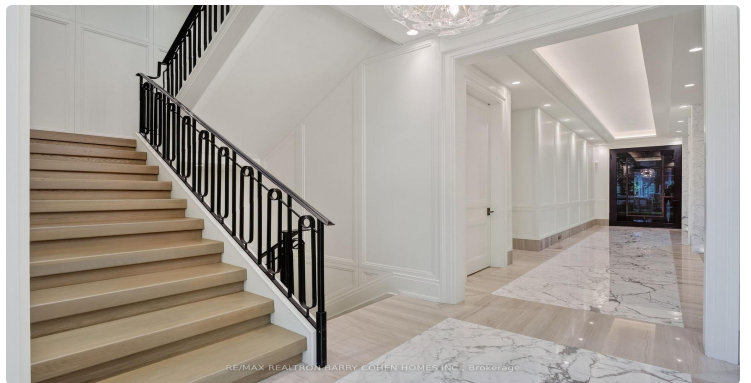
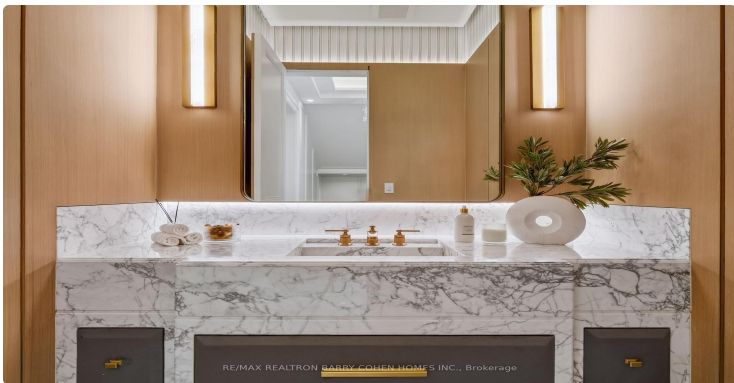
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	5 spaces
ANNUAL TAX	\$25,398
POSTAL CODE	M5P 1J9
NEIGHBOURHOOD	Forest Hill South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Marble Floor, Panelled, Pot Lights
Living Room	Main	—	Gas Fireplace, Hardwood Floor, Panelled
Dining Room	Main	—	Coffered Ceiling(s), Wainscoting, Hardwood Floor
Kitchen	Main	—	Centre Island, Pantry, Breakfast Area
Breakfast	Main	—	Hardwood Floor, W/O To Deck, Overlooks Backyard
Family Room	Main	—	Gas Fireplace, B/I Shelves, Picture Window
Primary Bedroom	Second	—	6 Pc Ensuite, Walk-In Closet(s), Gas Fireplace
Bedroom 2	Second	—	Walk-In Closet(s), 3 Pc Ensuite, Hardwood Floor
Bedroom 3	Second	—	3 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Bedroom 4	Third	—	Hardwood Floor, Walk-In Closet(s), 4 Pc Ensuite
Bedroom 5	Third	—	Walk-In Closet(s), 3 Pc Ensuite, Hardwood Floor
Library	Third	—	Glass Doors, Hardwood Floor, W/O To Balcony
Recreation	Lower	—	Wet Bar, Walk-Up, Gas Fireplace
Exercise Room	Lower	—	Glass Doors, Mirrored Walls, Coffered Ceiling(s)
Media Room	Lower	—	Broadloom, Built-in Speakers, Wall Sconce Lighting
Bedroom	Lower	—	4 Pc Ensuite, Large Closet, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.