



FOR LEASE

MULTIPLEX

MLS# C13860140

23 Coulson Avenue The Palazzo, Toronto, ON M4V 1Y3

Forest Hill South, Toronto · M4V 1Y3

C\$ 5,495/mo

2	2	1,300	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Live where Legacy Lives. Welcome to The Palazzo, a bespoke ultra-luxury penthouse residence at La Maison 23. Nestled in Toronto's coveted Forest Hill Village, steps from Upper Canada College, Bishop Strachan School, and Forest Hill Public School. Curated for those who demand architectural prestige and elevated privacy, this penthouse on the third floor features soaring ceilings, a skylight, and expansive windows offering tranquil treetop views. Two bedrooms, two spa-appointed bathrooms, 1,150 sq. ft. of refined interiors, plus a glass balcony for wine under the stars. Includes two integrated work-from-home nooks with designer finishes. A floor-to-ceiling, three-sided stone fireplace wall anchors the home commanding and timeless. Paneled wall treatments and Scandinavian indirect lighting layer warmth and refinement throughout. The kitchen boasts a stone waterfall island, Bosch appliances, wine cooler, custom cabinetry, and brushed gold fixtures found only in custom homes. Bedrooms offer oversized closets and paneled headboard walls with integrated lighting. Bathrooms feature heated floors and European finishes. Forest Hill Village isn't just prestigious it's personal. Tree-lined streets walked for generations. Nods from neighbours, not noise from crowds. Your lifestyle starts at your door. Mornings begin with jogs through Cedarvale Ravine. Kids walk to Canadas top schools (UCC, BSS, FHPS) while you grab pastries and espresso from Village cafes. Meet friends for brunch at Cafe Landwer and browse boutique storefronts. Evenings unfold quietly with wine on your balcony. Family conversations linger over dinner at Mashu Mashu. Lawn care and snow removal are professionally maintained. Everything is walkable. Everything is curated. This is where legacy lives its Forest Hill Village. The Palazzo includes private utilities, sound insulation, 24/7 camera security, dedicated covered parking, EV charging. Covered Parking is available \$195/ Month

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Multiplex
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
POSTAL CODE	M4V 1Y3
NEIGHBOURHOOD	Forest Hill South

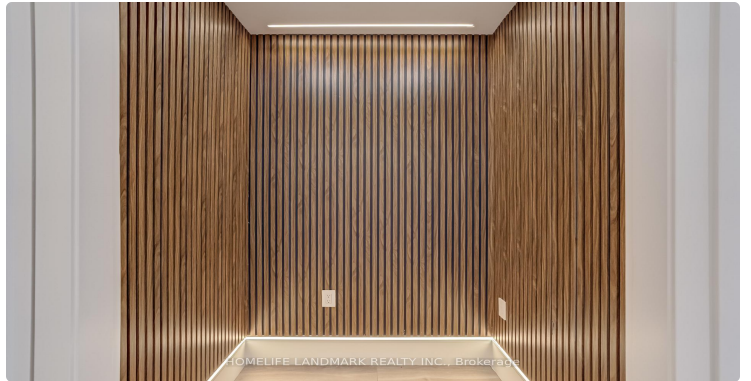
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Third	5.93 x 4.74	Pot Lights, LED Lighting

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Third	3.84 x 3.63	Centre Island, Pot Lights, Stainless Steel Appl
Bedroom	Third	—	3 Pc Ensuite, Closet, Pot Lights
Bedroom 2	Third	—	Pot Lights, Closet
Bathroom	Third	—	3 Pc Ensuite, Pot Lights, LED Lighting
Bathroom	Third	—	Pot Lights, LED Lighting

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.