



FOR SALE

DETACHED

MLS# C14033514

221 Forest Hill Road, Toronto, ON M5P 2N3

Forest Hill South, Toronto · M5P 2N3

C\$ 21,988,000

7	9	—	6	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Step into a world that feels imagined, yet is beautifully real. Rarely does a home of this scale, beauty and privacy come to market in the heart of Forest Hill. With over 13,000 sq ft of living space on nearly half an acre, this extraordinary estate offers the feeling of a private chateau in one of Toronto's most prestigious neighbourhoods. Just a few years new, the residence was meticulously custom-built by JTF Homes, with craftsmanship that reveals itself in every room. From its stately exterior to its richly detailed interiors, the home evokes the romance of a French castle, with the warmth and comfort of a place designed to be lived in. Grand proportions, exquisite finishes and thoughtful details create spaces that are as inviting as they are impressive. The experience is immediate. You enter, pause and begin to take it all in: the quality of the materials, the care behind each finish and the way every space draws you further inside. This is a home that inspires more than admiration. It stays with you. Surrounded by greenery, the grounds offer a remarkable sense of seclusion. A country-club-size pool, expansive gardens and a basketball court turn the backyard into a private retreat for recreation, relaxation and entertaining. The covered veranda brings the atmosphere of a European estate to everyday life, inviting long summer lunches, quiet mornings and evenings that linger. Here, there is room to gather on a grand scale and space to retreat in complete privacy. Inside and out, the setting feels removed from the city, even as Forest Hill's established streets and surroundings remain just beyond the gates. More than an exceptional address, this is an opportunity to own a home with a presence all its own. A rare combination of recent construction, generous living space and extraordinary grounds, it offers something difficult to recreate: the feeling of entering another world, and knowing you could call it home. A place where the extraordinary feels everyday.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Wooded/Treed
- ✓ New Build

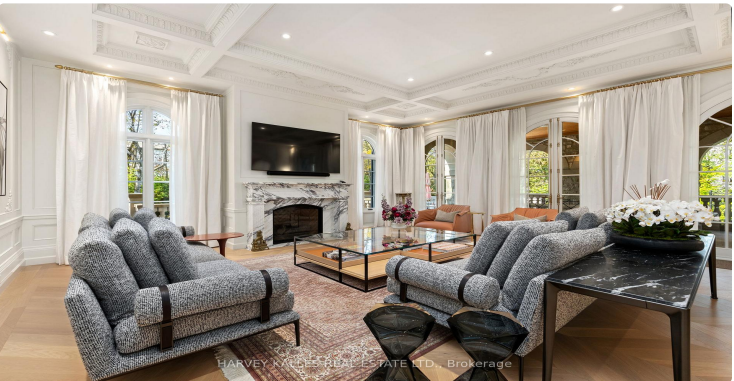
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AGE	0-5 years
AREA RANGE	5000 + sqft
PARKING	6 spaces
ANNUAL TAX	\$68,506
POSTAL CODE	M5P 2N3
NEIGHBOURHOOD	Forest Hill South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Main	—	Gas Fireplace, B/I Bookcase, Hardwood Floor
Dining Room	Main	—	French Doors, Hardwood Floor, Pot Lights
Kitchen	Main	—	Breakfast Area, Centre Island, Custom Backsplash
Family Room	Main	—	Gas Fireplace, W/O To Garden, Hardwood Floor
Primary Bedroom	Second	—	Gas Fireplace, Vaulted Ceiling(s), Walk-In Closet(s)
Sitting	Second	—	B/I Shelves, Pot Lights, Hardwood Floor
Bedroom 2	Second	—	Ensuite Bath, Hardwood Floor, Pot Lights
Bedroom 3	Second	—	Ensuite Bath, Walk-In Closet(s), Hardwood Floor
Bedroom 4	Third	—	Pot Lights, Hardwood Floor, B/I Closet
Bedroom 5	Third	—	Pot Lights, Hardwood Floor, B/I Closet
Bedroom	Third	—	Pot Lights, Ensuite Bath, B/I Shelves
Recreation	Lower	—	Hardwood Floor, Gas Fireplace, Pot Lights

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.