



FOR SALE

CONDO APARTMENT

MLS# C14094956

260 Heath Street W 307, Toronto, ON M5P 3L6

Forest Hill South, Toronto · M5P 3L6

C\$ 1,095,000

3	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover an exceptional opportunity at Village Terraces, a beloved Forest Hill residence celebrated for its distinctive architecture, wonderful sense of community and unbeatable midtown location! This expansive southwest-facing 3-bedroom, 2-bathroom suite offers approximately 1,363 sq. ft. of beautifully proportioned living space, plus a 106 sq. ft. balcony overlooking the city. A welcoming foyer introduces an impressive living room with a walkout to the balcony, perfect for enjoying fresh air and city views. The generously sized separate dining room is ideal for entertaining, while the adjoining kitchen offers ample cabinetry and workspace. An excellent floor plan provides a wonderful balance of spacious principal rooms and private bedroom retreats. The oversized primary bedroom features generous closet space and a private 4-piece ensuite. Two additional bedrooms offer versatility for family, guests or a home office, complemented by a second 4-piece bathroom. Ensuite laundry, underground parking and an exclusive-use locker complete this inviting home. Village Terraces is renowned for its striking red brick architecture, signature rounded balconies and exceptional lifestyle amenities, including a 24-hour concierge, outdoor swimming pool, exercise room, party room, community BBQ area and visitor parking. Maintenance fees include heat, hydro, water, central air conditioning, cable TV and parking. The location is simply outstanding! Enjoy Cedarvale Ravine's scenic trails, the charm of Forest Hill Village, neighbourhood cafés, shops and restaurants, all just steps from your door. St. Clair West subway station, parks and places of worship are also within easy reach. A rare opportunity to enjoy generous living space, an established community and the very best of Forest Hill living! Note: Non-smoking building.

FEATURES

- ✓ Garage
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,903
POSTAL CODE	M5P 3L6
NEIGHBOURHOOD	Forest Hill South

ROOM BREAKDOWN

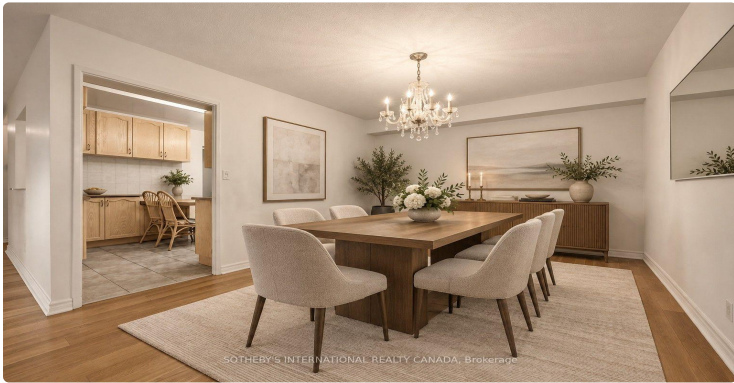
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	—	Double Closet, Hardwood Floor
Living Room	Flat	—	Window Floor to Ceiling, Hardwood Floor, W/O To Balcony

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SOTHEYB’S INTERNATIONAL REALTY CANADA

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Open Concept, Hardwood Floor
Kitchen	Flat	—	Pass Through, Tile Floor, Backsplash
Primary Bedroom	Flat	—	Double Closet, Hardwood Floor, 4 Pc Ensuite
Bedroom 2	Flat	—	Double Closet, Hardwood Floor, 4 Pc Bath
Bedroom 3	Flat	—	Double Closet, Hardwood Floor, Picture Window
Other	Flat	—	Balcony, SW View

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.