

FOR SALE | CONDO APARTMENT | MLS# C14136884

70 Montclair Avenue 203, Toronto, ON M5P 1P7

Forest Hill South, Toronto · M5P 1P7

C$ 799,000

4	2	1,700	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover an exceptional opportunity to enjoy spacious condominium living in the heart of prestigious Forest Hill. This beautifully proportioned, south-west-facing 3-bedroom plus den residence offers approximately 1,630 square feet of comfortable living space, thoughtfully designed for both everyday living and effortless entertaining.With just 31 residences in this intimate 8-storey building, residents enjoy a quiet, private,and welcoming environment, a peaceful retreat from the pace of city life. A live-in superintendent and a close-knit community of residents who take great pride in maintaining the property further enhance the appeal of this sought-after residence.Abundant natural light fills the home throughout the day, creating a warm and inviting atmosphere. Three generously sized bedrooms provide plenty of space for family and guests,while the oversized walk-through den, complete with a closet, offers exceptional versatility.Perfect as a home office, study, guest room, or additional living area, this flexible space can also be adapted to accommodate a fourth bedroom.Ideally situated in the established and highly sought-after Forest Hill community, theresidence is surrounded by beautiful tree-lined streets, mature greenery, nearby parks,excellent schools, and an outstanding selection of neighbourhood amenities.Enjoy the convenience and charm of Forest Hill Village just steps from your door, with invitingcafés, restaurants, boutique shops, specialty grocers, pharmacies, fitness studios, and salons all within an easy stroll. Combining generous interior space, an intimate boutique-style building, and an enviable village lifestyle, this is a rare opportunity to experience the very best of Forest Hill living.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1600-1799 sqft
PARKING	1 spaces
ANNUAL TAX	$5,118
POSTAL CODE	M5P 1P7
NEIGHBOURHOOD	Forest Hill South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Stainless Steel Appl, B/I Appliances, Pass Through
Dining Room	Flat	—	Open Concept, Raised Floor, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Open Concept, Fireplace Insert, Hardwood Floor
Family Room	Flat	—	Window Floor to Ceiling, Recessed Lighting, Hardwood Floor
Primary Bedroom	Flat	—	4 Pc Ensuite, B/I Closet, Hardwood Floor
Bedroom 2	Flat	—	Walk-In Closet(s), B/I Shelves, Heated Floor
Bedroom 3	Flat	—	French Doors, Closet, Hardwood Floor
Den	Flat	—	Walk-Thru, Closet, Hardwood Floor

GALLERY



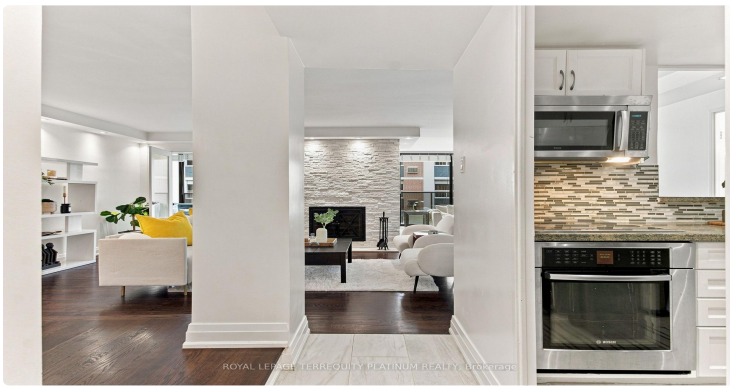






























LISTING AGENT

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