

104 FOREST RUN BLVD

MAIN FLOOR

9 FOOT CEILINGS

FOYER

- Thermal Door with Leaded Glass Insert & Sidelight
- Spacious and Inviting Open Centre Hall
- Decorative Column with Ledge
- Large Thermal Windows with Muntin Bars
- Sheer Drapery Panels
- Wide Plank Hardwood Floors
- Closet
- Lighting Fixture
- Alarm System Pad
- Open to Living & Dining Rooms

LIVING & DINING ROOM

18'9"x 16'2"

- Spacious & Open Concept
- Large Thermal Windows with Transom & Muntin Bars
- Sheer Drapery Panels
- Wide Plank Hardwood Floors
- Oak Staircase with Pickets & Handrail
- Chandelier (Excluded)

KITCHEN & EATING AREA

12'8" x 16'2"

- Updated Kitchen
- Upper and Lower Storage Cabinetry and Extensive Counter Space with Breakfast Bar
- Quartz Countertops
- Double Bowl Stainless Steel Sink with Single Lever Faucet and Vegetable Spray
- Mirrored Backsplash
- WHIRLPOOL Stainless Steel Fridge/Freezer
- FRIGIDAIRE Stainless Steel Range
- FRIGIDAIRE Stainless Steel B/I Dishwasher
- FRIGIDAIRE Stainless Steel B/I Microwave Oven
- Large Window with Sheer Drapery Panel
- Wide Plank Hardwood Floor
- LED Lighting Fixture
- Spacious Eating Area
 - o Light Fixture

FAMILY ROOM

12'0" x 11'9"

- Combined with Kitchen
 - Wide Plank Hardwood Floor
 - Large Thermal Window
 - Drapery Panels (Excluded)
 - Light Fixture
 - Gas Fireplace (AS IS) with Quartz Surround
 - Display Shelf
-
- Walk-Out to Backyard
 - Thermal Door with Leaded Glass Insert
 - Closet
 - Tile Floor
 - Alarm System Pad

POWDER ROOM

2-Piece

- Pedestal Sink
- Mirror
- Toilet
- Light Fixture
- Window with Window Covering
- Tile Floor



104 FOREST RUN BLVD

SECOND FLOOR

SITTING AREA

15'0" x 10'10"

- Spacious and Bright
- Laminate Flooring
- Large Window with Sheer Drapery Panels
- Linen Closet
- Light Fixtures

PRIMARY BEDROOM

14'10" x 11'0"

- Spacious and Bright
- Large Picture Window with Transom and Muntin Bars
- Sheer Drapery Panels
- Laminate Floor
- Wall-In Closet

PRIMARY ENSUITE

17'3" x 5'0"

5-Piece

- Double Vanity with Storage Underneath
- Built-In Mirror
- LED Lighting Fixture Over Sink
- Deep Soaker Tub with Tile Surround
- Large Walk-In Shower
 - Tile Walls & Floors
 - Floating Glass Door
 - Handheld Shower
 - Shower Light
- Toilet
- Window with Window Covering
- Exhaust

2ND BEDROOM

12'3" x 7'11"

- Laminate Floor
- Closet
- Large Thermal Window with Muntin Bars
- Gingham Drapery Panels (Excluded)
- Light Fixture

3RD BEDROOM

10'0" x 7'11"

- Laminate Floor
- Closet
- Large Thermal Window with Muntin Bars
- Sheer Drapery Panel
- Light Fixture

BATHROOM

4-Piece

- Tile Floor
- Built-In Vanity with Sink and Storage
- Built-In Mirror
- Medicine Cabinet
- Separate Water Closet
 - Tub with Tile Surround
 - Toilet
- Light Fixture

LOWER LEVEL

RECREATION ROOM

20'4" x 15'10"

- Wonderful Area for Play
- Laminate Floors
- Walk-In Cedar Closet
- Double Closet
- LED Pot Lights

4TH BEDROOM

14'3" x 10'6"

- Double Doors
- LED Pot Lights
- Laminate Floors

LAUNDRY ROOM

12'9" x 5'0"

- SAMSUNG Washer & Dryer
- Laundry Sink

BATHROOM

3-Piece

- Single Vanity
- Glass Shower
- Toilet
- Tile Floor
- Light Fixture



104 FOREST RUN BLVD

ADDITIONAL FEATURES

An Extraordinary Semi-Detached Home in a Child Friendly Area
A Welcoming Community and Steps to Forest Run Public School & Park
Other Schools Incl.: Ventura Park PS, Hodan Malayeh SS (French Immersion), Stephen Lewis SS, Westmount CI,
Alexander Mackenzie HS (International Baccalaureate (IB) Program
A Beautiful Home Infused with Lots of Natural Light
Carpet Free Home
Outdoor Private Patio
Over 2700 Square Feet of Total Living Space
Beautifully Designed Living Space with Open Concept Living & Dining Room
Eat-In Kitchen with White Cabinetry & Quartz Countertops with Breakfast Bar
A 2-Storey Home with Large Windows
9'0" Foot Ceilings on Main Floor
Wide Plank Hardwood Floors on Main Floor (2023)
Mudroom Access from Backyard
Double Garage with Automatic Garage Door System & Remote
Alarm System (Monitoring Extra)
Central Vac System (All Related Equipment)

www.104ForestRun.com

POSSESSION: 60-90 Days TBD

LEGAL DESCRIPTION: PT LT 96, PL 65M3334, PT 67, 65R22118; VAUGHAN

PROPERTY TAXES: \$4,652.56 (2025)

INCLUSIONS: Whirlpool Stainless Steel Fridge/Freezer, Frigidaire Stainless Steel Range, Frigidaire Stainless Steel Microwave Oven, Frigidaire Stainless Steel B/I Dishwasher, Samsung Washer & Dryer, Electric Garage Door System (and Remote), Alarm System (Monitoring Extra), All Electric Lighting Fixtures (Except Where Excluded), All Window Coverings (except where excluded), Central Vac System and Related Attachments, Gas Fireplace in Family Room (AS IS), HVAC System.

EXCLUSIONS: Dining Room Chandelier and Gingham Drapery in 2nd Bedroom & Family Room

RENTAL ITEMS: Hot Water Tank (\$23.62/Monthly), AC System (\$69.44/Monthly)



Raquel Feldberg, Realtor®

416.587.5388

rfeldberg@rogers.com

WWW.FELDBERGTEAM.COM

Alan Feldberg, BA, B.COMM, Realtor®

416.312.4140

afeldberg@rogers.com

[@FELDBERGTEAM.REALESTATE](https://www.feldbergteam.realestate)



1911 Avenue Road
Toronto, ON M5M 3Z9
Tel. 416.785.1500
Fax 416.785.8100

ALL INFORMATION AND STATEMENTS CONTAINED HEREIN, PROVIDED BY THE FELDBERG TEAM AND FOREST HILL REAL ESTATE INC., BROKERAGE REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE AND ASSUMED CORRECT. NO WARRANTY OR REPRESENTATION IS MADE AS TO ITS ACCURACY AND SAME IS SUBJECT TO ERRORS, OMISSIONS CHANGES IN PRICE OR OTHER CONDITIONS, PRIOR TO SALE OR WITHDRAWAL WITHOUT NOTICE. BUYERS SHOULD VERIFY ALL INFORMATION CONTAINED HEREIN.