

THE MILLS-HANDS TEAM

are proud to present

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15 DELAVAN  
AVENUE



15Delavan.com



## WELCOME HOME

Stroll to top-rated public and private schools - your family's dream home in prestigious Forest Hill Village awaits.

Experience luxury living at its finest. A meticulously crafted 4+1 bedroom, 5 washroom, custom residence with over 4,500 square feet of living space. Offering 10-foot ceilings on the upper floors and expansive principal rooms, ideal for both entertaining and everyday family life.

The open-concept main level boasts a formal living and dining room, plus an office. The spacious eat-in kitchen overlooks the open-concept family room, and features gorgeous quality millwork, high-end stainless-steel appliances, oversized centre island and a walk-out to the deck and private, treed backyard.

Upstairs, find four bedrooms and three washrooms, including a stunning primary retreat with walk-in closet and spa-like ensuite with steam shower, as well as an upper-level laundry. The finished walkout basement offers 9' ceilings, extra large windows, a recreation room, home gym area, 5th bedroom and an additional bath, making a great nanny or in-law option, while the second laundry room, mudroom area and direct entry from the 2.5-car garage with built-in storage system, adds practicality and convenience to this exceptional residence.

Luxurious finishes abound, featuring heated stone floors on all levels, gorgeous built-ins, Crestron home automation control system, built-in speakers, two gas fireplaces, skylight and laundry chute.

The exterior has been just as meticulously designed as the interior with a driveway and walkway snowmelt system, built-in irrigation, and a landscaped low maintenance, fully-fenced backyard with under-deck storage.

Ideally situated on a quiet, low-traffic street, steps from Forest Hill Village with cafes, shops and fitness classes, and only moments to sought-after schools: Forest Hill Jr & Snr/ CI, UCC, BSS, St Mike's, parks, places of worship, and St Clair West subway station.

Don't miss out on the opportunity to own this beautiful home in one of Toronto most sought after neighbourhoods!



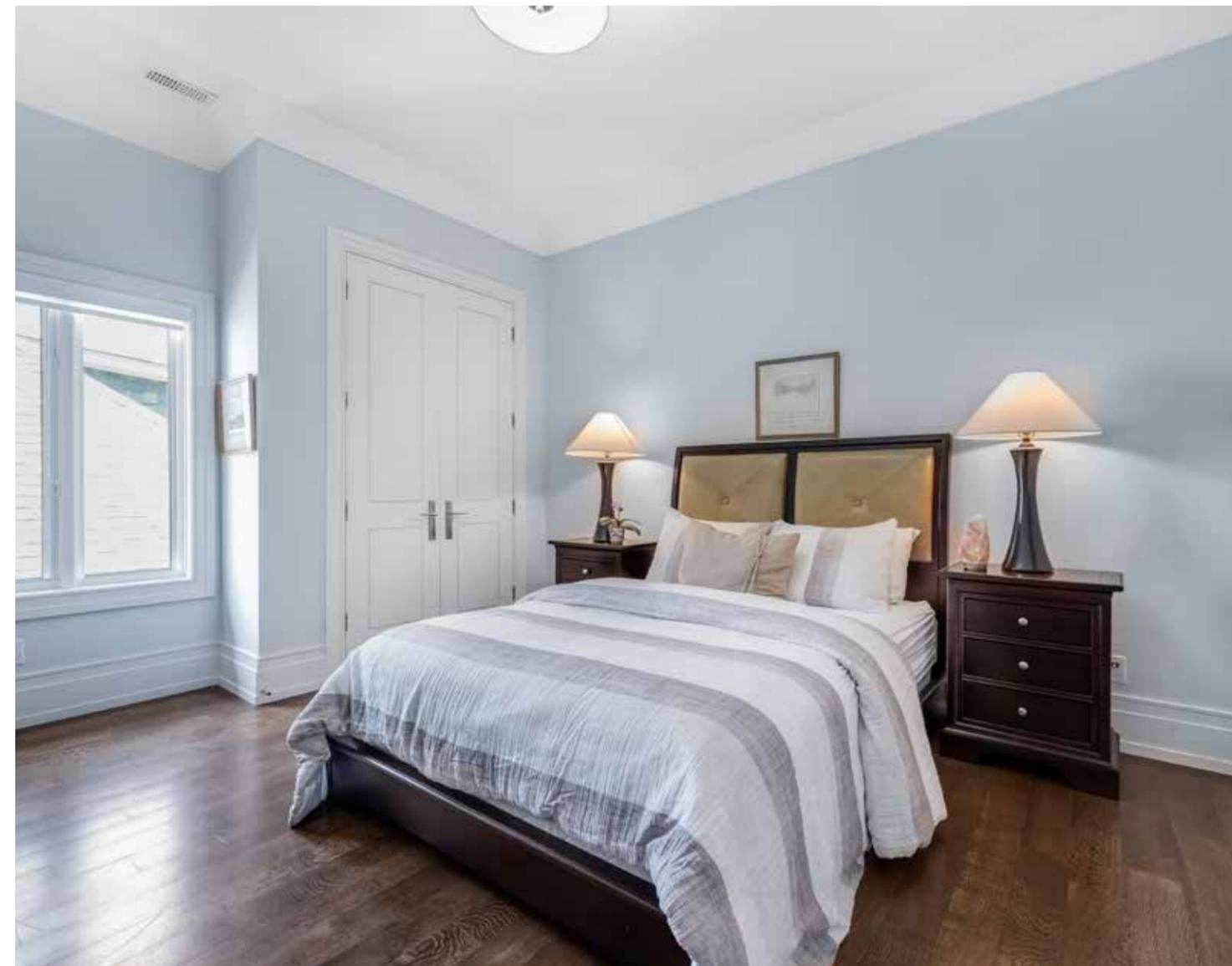
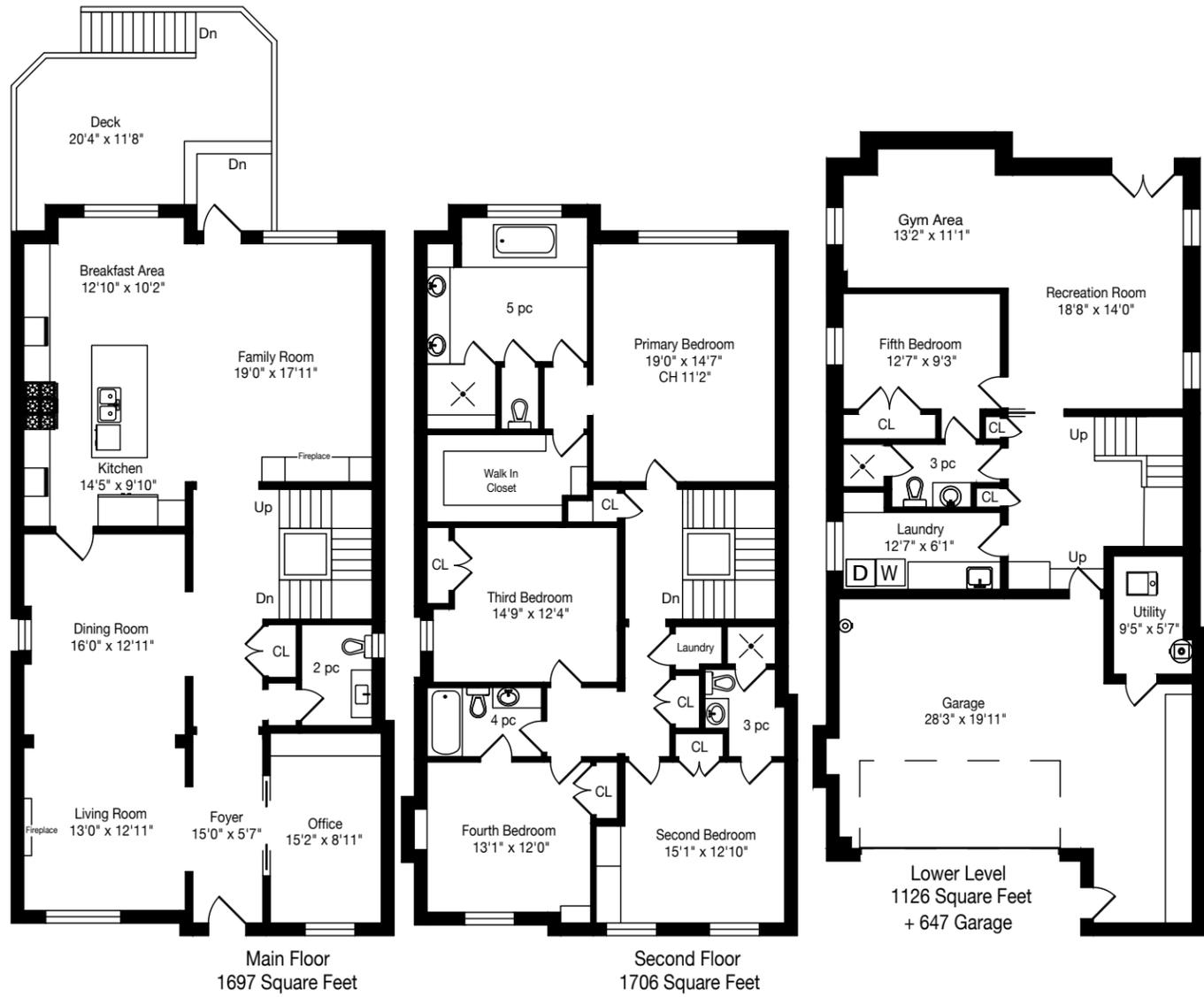
## ADDITIONAL INFO

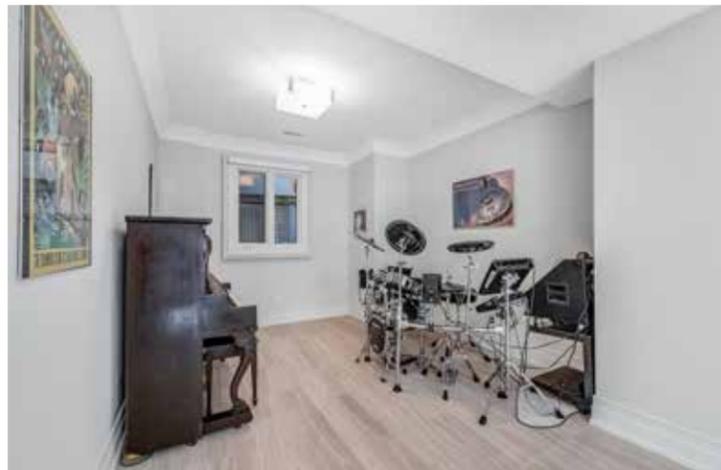
- Property Taxes:** \$25,473.06 (Annual in 2025)
- Lot Size:** 37.5 feet x 125.25 feet  
(West: 125.58' / Rear: 35.29')
- Parking:** Built-in double car garage plus private driveway with parking for 2 cars
- Possession:** 90 Days/TBD
- Heating:** Forced air gas furnace and central air conditioning
- Utility Costs:**
  - Electricity:* Approx. \$218/month (2024)
  - Gas:* Approx. \$160/month (2024)
  - Water:* Approx. \$124/month (2024)
- Inclusions:**
  - Stainless steel Kitchen appliances - Two SubZero refrigerator/freezers, Dacor 6 burner gas cooktop, exhaust fan, Dacor wall oven and warming drawer, Miele dishwasher, Dacor microwave, Marvel wine fridge. Pot filler, Franke Little Butler (instant boiling and cold filtered water), LG washer and dryer (2025), all electric light fixtures, all window coverings, Somfy automated blinds and controllers, all built-in and attached shelving, two attached TVs and two attached wall mounts, Toto Washlet in primary ensuite, all built-in speakers, security system, cameras and all related equipment (monitoring extra), Crestron home automation system, concealed safe, two Ecobee thermostats, all parts of two gas furnaces and central air conditioners, hot water tank, hot water on demand, two humidifiers, driveway/front walkway/porch snowmelt system, central vacuum and all related equipment, attached gas BBQ and gas line hookup, garage door opener and two remotes, all shelving in garage, Tesla charger in garage, inground sprinkler system and City of Toronto garbage and recycling containers

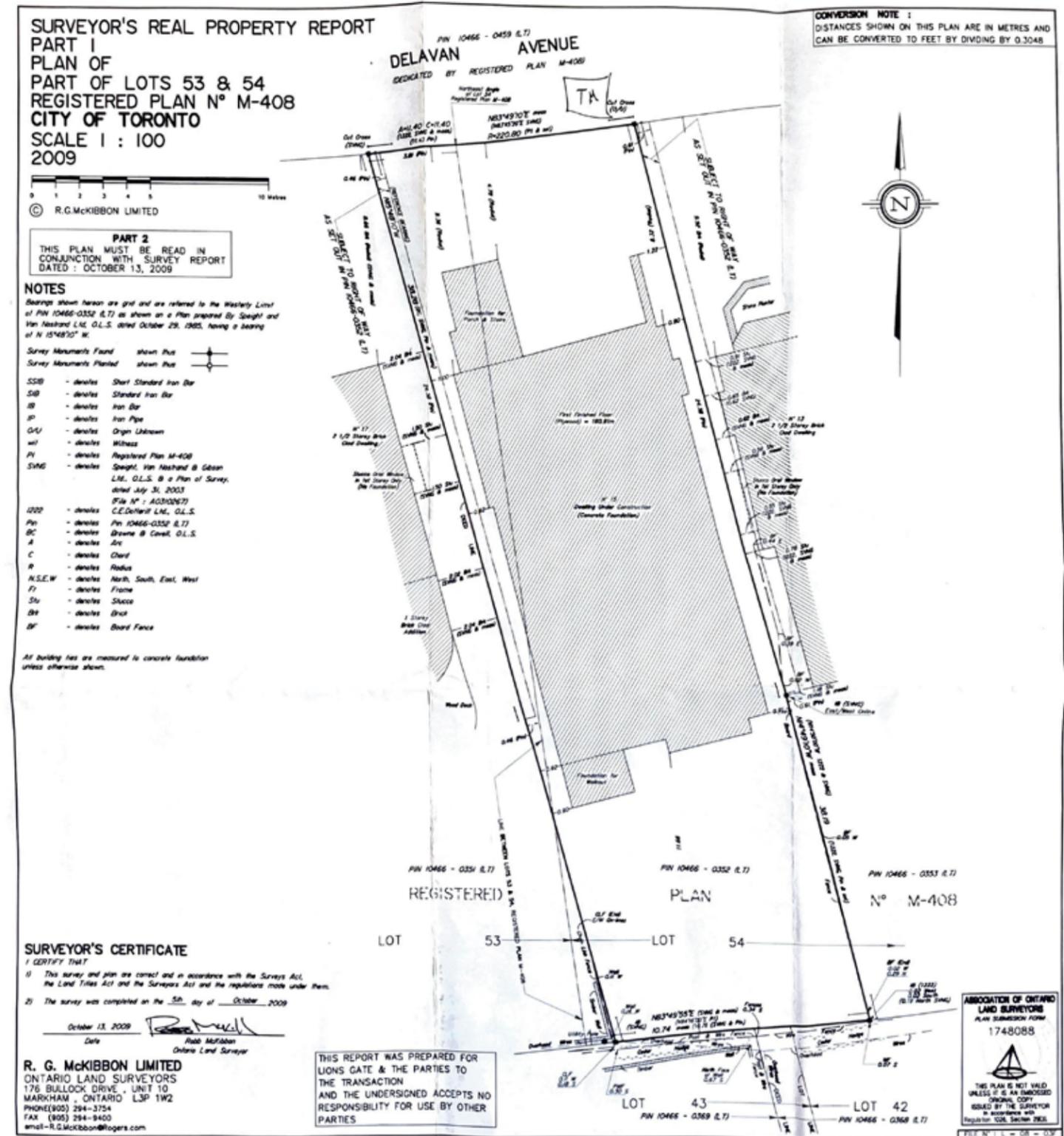
A Home Inspection Report dated May 7, 2025, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

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## COMMUNITY SCHOOLS

### Toronto District School Board 416-397-3000

[www.tdsb.on.ca](http://www.tdsb.on.ca)

- JK-8 Forest Hill Junior & Senior Public School 416-393-9335  
78 Dunloe Road
- 9-12 Forest Hill Collegiate Institute 416-393-1860  
730 Eglinton Avenue West
- 9-12 Northern Secondary School 416-393-0270  
851 Mt. Pleasant Road

### French Immersion Programs

- JK-6 Davisville Junior Public School 416-393-0570  
43 Millwood Road
- 7-8 Glenview Senior Public School 416-393-9390  
401 Rosewell Avenue
- 9-12 Lawrence Park Collegiate Institute 416-393-9500  
125 Chatsworth Drive

### Toronto Catholic District School Board 416-222-8282

[www.tcdsb.on.ca](http://www.tcdsb.on.ca)

- JK-8 Holy Rosary Catholic School 416-393-5225  
308 Tweedsmuir Avenue
- 9-12 Marshall McLuhan 416-393-5561  
1107 Avenue Road

### Jewish Day Schools

- Robbins Hebrew Academy 416-224-8737  
1700 Bathurst Street
- The Leo Baeck Day School 416-787-9899  
501 Arlington Avenue
- Bialik Hebrew Day School 416-783-3346  
2760 Bathurst Street

### Toronto Private Schools

[www.edu.gov.on.ca/eng/general/elemsec/privschr](http://www.edu.gov.on.ca/eng/general/elemsec/privschr)

- SK-12 Upper Canada College (Boys) 416-488-1125  
200 Lonsdale Road
- JK-12 Bishop Strachan School (Girls) 416-483-4325  
298 Lonsdale Road
- 7-12 St. Michael's College School (Boys) 416-653-3180  
1515 Bathurst Street
- JK-12 The York School (Co-ed) 416-926-1325  
1320 Yonge Street
- JK-6 The Mabin School (Co-ed) 416-964-959  
50 Poplar Plains Road
- 7-12 Greenwood College School (Co-ed) 416-482-9811  
443 Mt. Pleasant Road



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**THE MILLS-HANDS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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**ROYAL LEPAGE Signature**  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. \* Sales Representative