

4541 S Forrestville Ave

Property Features:

- Historic 1903 mansion converted to full-floor jumbo apartments.
- Vintage architectural elements preserved throughout, including stained and leaded glass, intricate woodwork, original doors, and hardwood.
- Gracious welcoming front porch and yard, side yard, private rear decks, and common courtyard patio.
- Set on a double-wide lot amongst single-family homes on a quiet, short street, only a block long.
- Coach house provides garage parking for 4 cars and storage above.

Recent Improvements:

- Complete tear-off roof replacement on both buildings. Oct-2021

Building Renovation Improvements completed 2025:

- Architect-designed modernization
- All new plumbing, upgraded service, new water heaters
- All new electric, upgraded 400A service, separate meters
- All new baths
- All new kitchens
- All new heating & cooling systems with individual HVAC and mini-split systems
- Insulation added between floors for sound dampening and energy efficiency. Spray foam insulation installed on walls, and under roof , in attic crawl space.

Rental Unit Features:

- Extra wide, spacious units with 4 exposures, lots of windows and light, large bedrooms.
- All completely modernized without sacrificing unique historic character of each unit
- All new custom-designed kitchens with clean transitional lines, custom cabinets with soft-close doors and drawers, solid surface countertops, upgraded high-efficiency appliances, induction cooking, backsplashes, hoods.
- All new baths, some with refurbished claw-foot tubs and marble slab floors, others with walk-in showers, tiled walls, upgraded cabinetry.
- Vintage architectural elements preserved throughout, including stained and leaded glass, intricate woodwork, original doors and hardwood.
- Combo Washer/Dryer in unit
- All new heating & cooling systems with individual HVAC and mini-split systems
- Private deck, shared courtyard patio and yard
- Private storage space
- Bike room
- Garage parking available

Unit Specifics:

- Garden Unit:
 - 3-bed, 1-bath. 1200 sq ft.
 - Bright living room/ kitchen combo with efficient design
 - Exposed brick, white cabinetry and appliances, and spalted maple LVP flooring
 - Large laundry/ pantry/ storage room
- Unit #1:
 - 3-bedroom, 3-bath. 2106 sq ft.
 - Elaborate woodwork, built-ins, paneling, wood beams, pocket doors, fireplace, bay windows with leaded glass.
 - Statement island kitchen set in the original mansion's expansive dining room with walnut paneling and built-in cabinetry.
 - Two ensuite bathrooms with walk-in showers.
 - Large mudroom/ cloak room/ laundry room.
- Unit #2:
 - 3-bedroom, 2-bath. 2100sq ft
 - Stained glass, bay windows, decorative fireplace
 - Large island kitchen
 - Fantastic solarium room for dining area and lounge, with all brick walls, terrazzo floors, and wide lunette windows
 - 3rd bedroom convertible to an additional family room or office adjacent to solarium
- Unit #3:
 - 4-bedroom, 2-bath. 2044 sq ft
 - Penthouse with private open stairwell entrance leading to skylight-lit sunny unit
 - Stained glass, original hardwood floors and doors
 - Large kitchen with eat-in peninsula and separate dining area
 - Flexible floor plan allows both baths to be used as private en-suite.