



# HEAPS ESTRIN

REAL ESTATE TEAM

*your*  
**BEST MOVE**



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## 113 DUPONT STREET, SUITE 202

A rare gem just steps to Yorkville and the Annex. This spectacular condo is located in a boutique building tucked away off Dupont Street. Offers spacious rooms, an abundance of natural light and exquisite detailing throughout. Lofty feel with exposed concrete, high ceilings and floor to ceiling windows. Massive 975 square foot terrace with gas barbecue hook up. A true oasis in the city.

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#### Foyer

- Wide plank hardwood floor
- Large double closet
- Art gallery style track lighting
- Panelled walls
- Large mirror

#### Living Room

- Wide plank hardwood floor
- Floating ceiling
- Art gallery style track lighting
- Built-in speakers
- Commercial grade recessed halogen lighting
- Custom built-in cabinetry and shelves
- Stainless steel, glass fronted, eco-smart ethanol fireplace
- Custom, electronically controlled blinds by Solarfactive with U.V. and blackout features
- Floor to ceiling, wall to wall windows and sliding glass doors
- Open concept
- Walk-out to terrace

#### Dining Room

- Wide plank hardwood floor
- Floating ceiling
- Art gallery style track lighting
- Commercial grade recessed halogen lighting
- Open concept

#### Kitchen

- Wide planked hardwood floor
- Art gallery style track lighting
- Sleek modern cabinetry with quartz countertops
- High end stainless steel appliances including:
- Liebherr panelled side by side refrigerator
- Liebherr wine fridge
- Miele dishwasher
- AEG five burner gas cooktop with stainless steel exhaust fan
- Panasonic inverter microwave
- Built-in tower: AEG wall oven and Miele warming drawer
- Glass tile backsplash
- Large island with Calacatta marble breakfast bar
- Blanco undermount stainless steel flat bottom sink
- Commercial restaurant style flexible faucet
- Open concept

#### Powder Room

- Wide plank hardwood floor
- Commercial grade recessed halogen lighting
- Designer wall covering
- Custom floating vanity with back painted glass countertop





#### Master Bedroom

- Wide plank hardwood floor
- Walk-in closet and dressing room with custom organizers
- Commercial grade recessed halogen lighting
- Art gallery style track lighting
- Custom, electronically controlled blinds by Solarfactive with U.V. and blackout features
- Designer upholstered accent wall
- Floor to ceiling, wall to wall windows and sliding glass doors
- Built-in speakers
- Walk-out to terrace

#### Six Piece Master Ensuite

- Porcelain heated tile floor
- Commercial grade recessed halogen lighting
- Separate shower with glass enclosure, rain shower head and bench
  - shower converts into steam chamber
- Separate water closet with bidet
- Large vanity with his and hers sinks
- Two framed mirrors
- Custom vanity with quartz countertop
- Freestanding tub by Neptune
- Venetian privacy blinds

#### Second Bedroom

- Wide plank hardwood floor
- Art gallery style track lighting
- Ceiling fan
- Contemporary barn-style sliding frosted glass privacy door
- Custom, built-in, wall-to-wall closet with organizers
- Access to semi-ensuite bath

#### Semi-Ensuite Bathroom

- Porcelain tile floor and walls
- Wall sconce - commercial grade recessed halogen lighting
- Floating vanity with deep sink
- Large framed mirror
- Oversized glass shower
- Mirrored vertical floating medicine cabinet

#### Third Bedroom

- Wide plank hardwood floor
- Art gallery style track lighting
- Built-in speakers
- Contemporary barn-style sliding frosted glass privacy
- Access to laundry and semi-ensuite bath

#### Laundry Room

- Ceramic tile floor
- Florescent lighting
- Storage cupboards
- Folding counter
- Sink

#### Terrace

- 975 square feet of amazing terrace space with lpe decking
- Built-in storage and bench
- Gas BBQ line
- Exterior speakers
- Cut slate accent wall
- Two sliding glass doors to walk-out to terrace



## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Large three bedroom suite in exclusive boutique building
- Interior design by one of Canada's top designers - Tim Mather
- 2,675 square feet
- Open concept living and dining room - ideal for entertaining
- Master bedroom with six piece ensuite, and oversized walk-in closet
- Massive, south facing terrace with lpe decking, outdoor speakers, built-in storage and an abundance of entertaining space
- Automated window coverings
- Walk to Yorkville, Summerhill and the Annex
- Easy access to public transportation
- Moments to downtown

## FEATURES OF THE BUILDING:

- Security system
- Pet friendly building
- Barbecues allowed
- Visitor's parking

## ADDITIONAL INFORMATION:

Inclusions: Liebherr side-by-side fridge with freezer drawer, MEC stainless steel exhaust fan, Miele dishwasher, AEG five-burner gas cooktop, Liebherr wine fridge, Panasonic Inverter microwave, AEG wall oven, Miele warming drawer, LG stacked washer and dryer, all custom built-in cabinetry/closet organizer systems, all attached shelves, all mirrors (except where excluded), all electric light fixtures (except where excluded), all window blinds with two remotes, alarm system (monitoring extra), four interior wall mounted speakers, and two exterior mounted speakers.

Exclusions: Any and all audio-visual equipment and brackets (except speakers noted under inclusions), powder room mirror, light fixtures in the dining room and nursery, two powder room sconces and gas bbq.

Rental Items: Hot water tank and alarm monitoring service.

Maintenance Fee: \$1,923.06 per month includes building insurance, water, common elements, and parking.

Cooling: Central air conditioning.

Taxes: \$11,444.89 (2015 annual).

Parking: Two underground spaces (owned) with two bike racks - Level I, Unit I3 & I4.

Possession: To be arranged.

## OFFERED FOR SALE AT \$2,675,000

