



HEAPS ESTRIN

REAL ESTATE TEAM



your
BEST MOVE

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38 AVENUE ROAD, SUITE 513

Enjoy watching the sun rise and set with east and west views overlooking Yorkville and the Annex. 2,345 square foot bungalow in the sky. Complete with a stunning renovation and high end finishes by acclaimed designer Kate Zeidler. A perfect layout with direct elevator access, three lockers and two parking spaces. This exceptional suite is centrally located in the heart of Yorkville within a highly desirable and iconic building. Prince Arthur amenities include around the clock concierge, valet, gym, sauna and party room among other perks.

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Foyer

- Direct elevator access into suite
- Hardwood floor with inlay
- Double closet with custom Butternut wood door and built-in organizers
- Tray ceiling

Living Room

- Hardwood floor
- Gas fireplace with marble surround flanked by custom wall to wall built-in shelving with display lighting and television niche
- Custom Hunter Douglas Silhouette blinds with light filtering feature and stunning drapes with light blocking feature
- Decorative crown moulding
- Pot lights
- Open concept
- East Yorkville views

Dining Room

- Hardwood floor
- Decorative crown moulding
- Custom Hunter Douglas Silhouette blinds with light filtering feature and stunning drapes with light blocking feature
- East Yorkville views
- Open concept

Kitchen

- Renovated, eat-in kitchen
- Hardwood floor
- Pot lights
- High end stainless steel appliances
- Double undermount sink
- Honed marble backsplash
- Breakfast bar with seating for four
- Pendant lighting
- Custom cabinetry with granite countertop
- Glass display cabinets
- Custom Butternut wood butler's door to living/dining area
- Valence lighting
- Crown moulding
- Open to breakfast area

Breakfast Area

- Hardwood floor
- Custom window coverings with light blocking feature
- Custom built-in pantry
- East facing Juliette balcony

Den

- Hardwood floor
- Coffered ceiling
- Decorative crown moulding
- Pot lights
- Custom built-in desk, cabinetry and shelving

Powder Room

- Custom Butternut wood door
- Marble floor
- Designer wallpaper
- Pendant lighting
- Crown moulding
- Custom vanity with marble countertop
- Wall to wall mirror





Master Bedroom

- Spacious
- Custom Butternut wood French door entry
- Coffered ceiling
- Hardwood floor
- His and hers walk-in closets with custom organizers
- Built-in speakers
- Custom window coverings with light blocking feature
- Pot lights
- Private balcony
- West Annex views

Renovated Five Piece Master Ensuite

- Radiant heated marble floor
- Custom vanity with marble countertop
- Designer wallpaper
- His and Hers sinks
- Oversized separate glass shower with marble floor and surround
- Soaker tub
- Built-in vanity
- Wall sconces
- Built-in speakers
- Pot lights

Second Bedroom

- Bright and spacious
- Custom Butternut wood door
- Hardwood floor
- Double closet with custom built-in organizers
- Built-in book shelf
- Custom window coverings with light blocking feature
- Pot lights
- Large windows with West views

Four Piece Ensuite

- Marble tile floor
- Custom vanity with marble countertop
- Shower and tub combination with glass partition
- Pot lights
- Wall sconces
- Heated towel rack

Laundry Room

- Custom butternut door
- Ceramic tile floor
- Built-in shelving and drawers
- Stacked LG washer and dryer

Storage Room

- Custom Butternut wood door
- Ceramic tile floor
- Built-in shelving and drawers

Utility Room

Service Elevator

- Ideal for paper delivery, garbage disposal etc.



FEATURES OF THIS SUITE AND NEIGHBOURHOOD:

- Bright and spacious two bedroom suite in highly coveted Prince Arthur
- Stunning renovation with high end finishes
- Renovated kitchen and bathrooms
- East and West views
- Excellent layout – generously proportioned rooms
- Custom solid doors throughout with Butternut wood accent doors
- Custom built-ins throughout
- Triple glazed windows to prevent sound transfer
- Spacious master bedroom with stunning ensuite and walk-in closet
- Custom window coverings throughout
- Balcony with views over the treetops
- One pet permitted per suite
- Two underground parking spaces
- Three owned lockers – two approximately 10 feet by 10 feet
- Steps to world renowned shops, art galleries, theatre, museums and fine dining in Yorkville
- Easy access to public transportation
- Easy access to the highway system

FEATURES OF THE BUILDING:

- Highest level of service in the City – 35 full time employees on staff
- 24 hour concierge and high end security system
- Large, newly renovated fitness centre and terrace on 10th floor
- Two party rooms on the 10th floor
- Theatre and meeting room on second floor
- Valet Parking
- Visitor Parking

ADDITIONAL INFORMATION:

Inclusions: Stainless steel Sub-Zero fridge, stainless steel Thermador range with Thermador induction cooktop, stainless steel Thermador convection oven, Thermador stainless steel hood fan, stainless steel Thermador built-in dishwasher, stainless steel built-in Thermador microwave drawer, stacked LG washer and dryer, all electric light fixtures (except where excluded) and all custom window coverings and rods.

Exclusions: All hanging art, hanging cabinet in second bedroom bathroom and dining room light fixture.

Maintenance Fee: \$2,272.95 per month includes heat, water, building insurance, common elements, gas for fireplace, three owned lockers and two parking spaces.

Note: Heating for winter heat and cooling of the water for air conditioning is included in the maintenance fee. The heat pumps are owned and maintained by the condo corporation. The cost of the electricity for powering the fans are paid for by the owners.

Taxes: \$12,679.70 (2015 annual).

Parking: Two underground spaces – Level B, space 103 and Level C, space 84.

Locker: Three owned lockers – Level B, #130 & 150 and Level C, #187.

Possession: Flexible.

OFFERED FOR SALE AT \$2,595,000

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