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REAL ESTATE TEAM

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25 SCRIVENER SQUARE, SUITE 414

Summerhill

FEATURE SHEET



25 SCRIVENER SQUARE, SUITE 414

Located in one of Toronto's most sophisticated and sought-after neighbourhoods, Yonge and Summerhill. This suite is a breathtaking combination of function and exceptional design. This gorgeous South West facing unit is accessed by a semi-private elevator and has been designed and renovated by leading Canadian designer Kate Zeidler. Large

windows allow natural light to fill this stunning space, and luxurious materials like gorgeous Moncer smoked European floors, marble countertops and custom cabinetry are found throughout. The pristine kitchen boasts a large island - perfect for entertaining, as well as top of the line Miele appliances. The generously proportioned living room features a cozy fireplace and

state of the art recessed media console. Beautifully bright master and generously sized second bedroom. A well-managed luxury building that is just steps to many fantastic shops and restaurants of Yonge, as well as the TTC. Minutes to Downtown, David Balfour Park, Ramsden Park, and the ravine. A rare find, this condo is in a class all it's own.

COMPREHENSIVE FEATURES INCLUDE

- Stunning contemporary design by award winning designer Kate Zeidler
- Renovation by Cliff and Evans, a high end Toronto contracting company
- Back to the studs renovation
- Cutting edge contemporary design
- Well thought out floor plan, great for entertaining and everyday living
- Moncer smoked European oak hardwood floors throughout
- Automatic Hunter Douglas window coverings throughout
- Abundance of natural light
- High-end finishes, no expense has been spared
- Bespoke cabinetry throughout
- State of the art kitchen with marble countertops, a large marble island with waterfall feature, and pneumatic upper cabinets
- Living room with electric fireplace, television niche, Sonos sound bar and built-in speakers
- Stunning master bedroom with custom his and hers closets and luxurious ensuite
- Second bedroom with custom built-in closets, desk and Juliette balcony
- Southwest views
- Well managed luxury building with wonderful concierge
- Located in vibrant Yonge and Summerhill area
- Steps to many shops and restaurants of Summerhill, LCBO, Terroni, and countless other dining and shopping destinations
- Walking distance to Summerhill and Rosedale subway stations
- Close to David Balfour Park and ravine trails



Foyer

- Direct access via semi private elevator
- Moncer smoked European oak hardwood floor
- Custom built-in double closet with built-in organizers and drawers
- Custom built "hidden area" for stacked Miele washer and dryer
- Square shaped pot lights
- Exceptional wall space for art

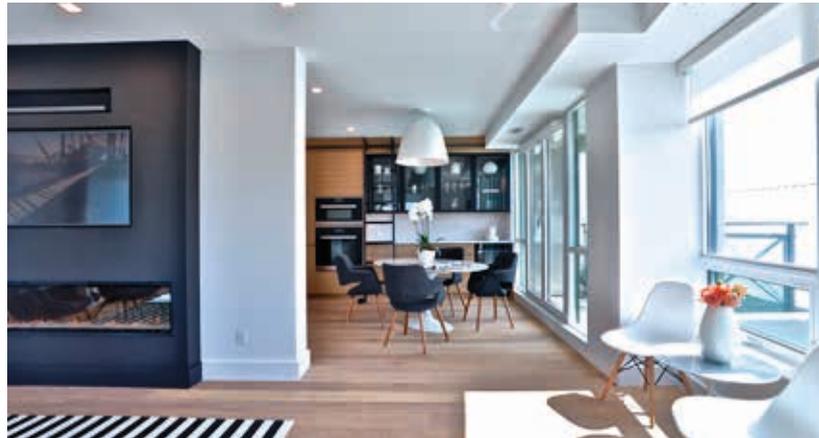
Living Room

- Moncer smoked European oak hardwood floor
- Abundance of natural light
- Contemporary linear fireplace
- Automatic Hunter Douglas window coverings
- Recessed television niche
- Recessed Sonos sound bar
- Square shaped pot lights
- Built-in speakers with Sonos controls
- Television
- Opens to dining area
- South and west views



Dining Area

- Moncer smoked European oak hardwood floor
- Custom built-in bar with marble countertop and black upper cabinetry
- Automatic Hunter Douglas window coverings
- Marble backsplash
- Bespoke cabinetry
- Custom rolling ladder to access upper cabinets
- Bell pendant light fixture
- Miele wine fridge
- French door walkout to balcony



Kitchen

- Moncer smoked European oak hardwood floor
- Large island with waterfall marble countertop
- Breakfast bar with seating for four
- Custom oak cabinetry with pneumatic upper cabinets
- High end, stainless steel European appliances by Miele
- Automatic Hunter Douglas window coverings
- Built-in speakers with Sonos controls
- Television
- Marble countertops and backsplash
- Large undermount stainless steel sink with integrated wood cutting board and drain board
- Large custom built-in pantry
- Slow close hinge drawers throughout with custom interiors
- Square shaped pot lights
- Open to dining area



Master Bedroom Suite

- Moncer smoked European oak hardwood floor
- Custom his and her closets with built-in organizers
- Automatic Hunter Douglas window coverings
- Built-in speakers with Sonos controls
- Television
- Full length built-in mirror
- Custom built-in bedside tables with drawers
- Square shaped pot lights
- South views



Five Piece Master Ensuite

- Sliding pocket door
- Heated marble floor
- Custom floating vanity with his and hers undermount sinks with storage
- Calacutta Honed Bianco D'Italia countertops
- Glass enclosed shower with marble tile surround and recessed shelf
- Large soaker tub with Calacutta Honed Bianco D'Italia surround
- Square shaped pot lights



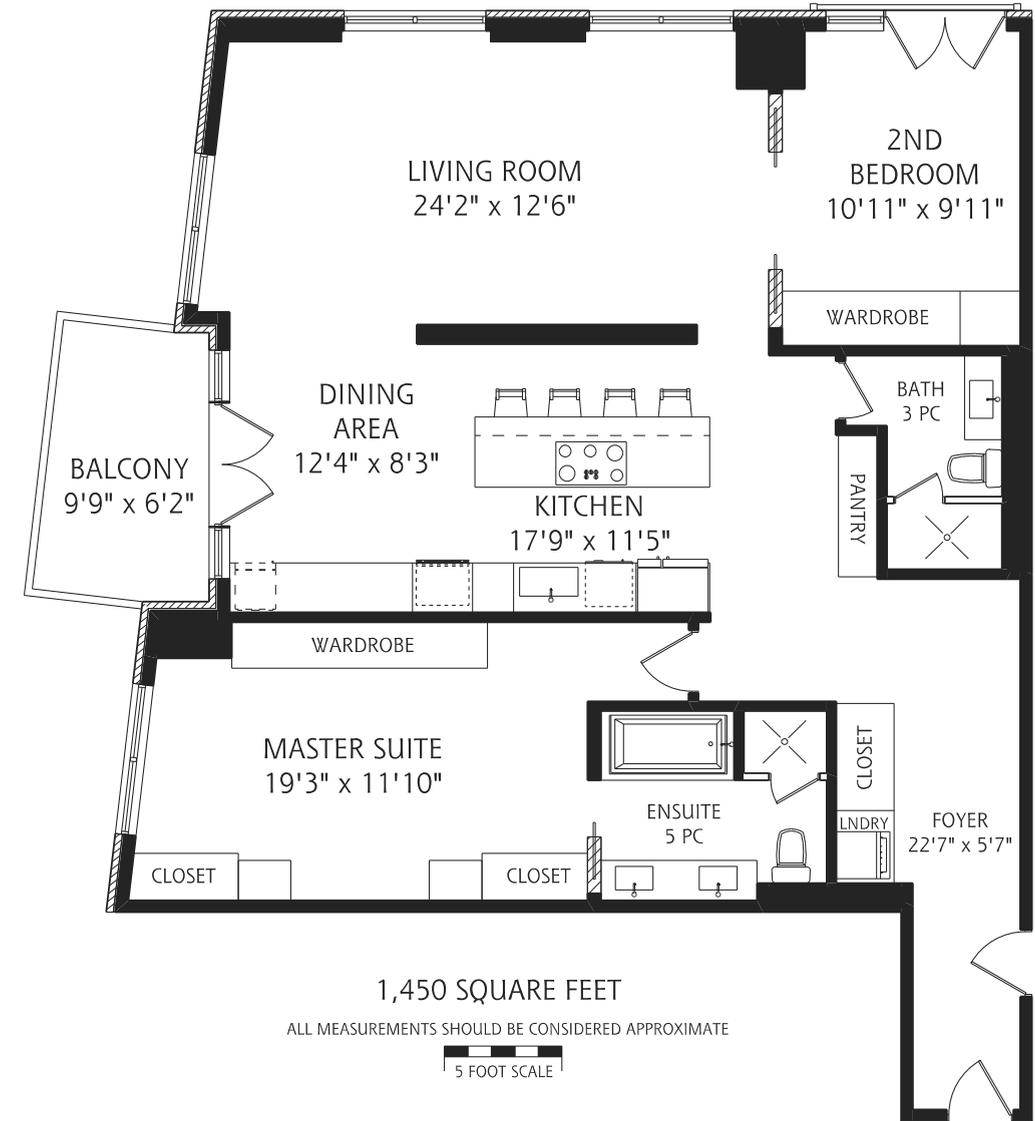


Second Bedroom

- Moncer smoked European oak hardwood floor
- Custom built-in closets with thoughtfully designed built-in organizers
- Automatic Hunter Douglas window coverings
- Custom built-in desk with shelving above
- Built-in speakers with Sonos controls
- Abundance of natural light
- Square shaped pot lights
- Pocket entry doors
- French doors to Juliette balcony

Three Piece Bathroom

- Heated tile floor
- Custom floating vanity
- White Doyer Matte Cliffstone countertops
- Separate shower with rain showerhead, recessed shelving, Caesarstone surround and glass enclosure
- Square shaped pot lights



ADDITIONAL INFORMATION

Inclusions: Paneled Miele refrigerator and two drawer freezer, stainless steel Miele cooktop, built-in Miele microwave/convection oven, built-in Miele wine fridge, stainless steel Falmec range hood, paneled Miele dishwasher, stacked Miele washer and dryer, all electrical light fixtures, all existing window coverings, all televisions, built-in mirror in master bedroom, automatic window coverings and Sonos equipment.

Exclusions: None.

Parking: One parking space - Level B - Unit, 47.

Locker: Owned - Level B - Unit, 47.

Maintenance: \$1,242.97 includes heat, water, common elements, building insurance and parking.

Taxes: \$5,811.70 (2018 Annual).

Possession: 30/60 days or to be arranged.

OFFERED FOR SALE AT **\$1,850,000**

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CAILEY HEAPS ESTRIN

Sales Representative, Director

416.424.4910

Cailey@HeapsEstrin.com

HeapsEstrin.com



AMANDA GASKEY

Sales Representative

647.923.2238

Amanda@HeapsEstrin.com

HeapsEstrin.com



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