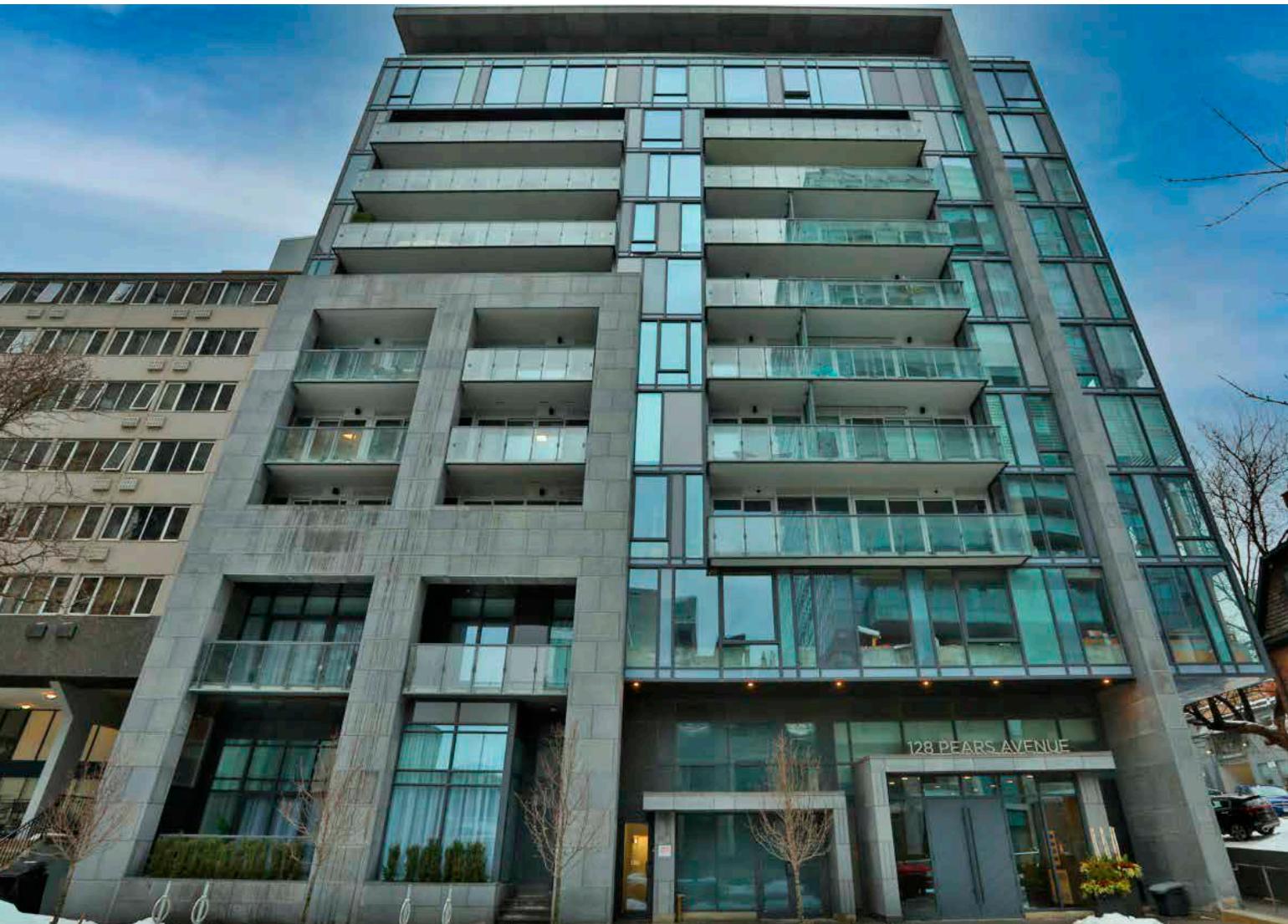




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REAL ESTATE TEAM

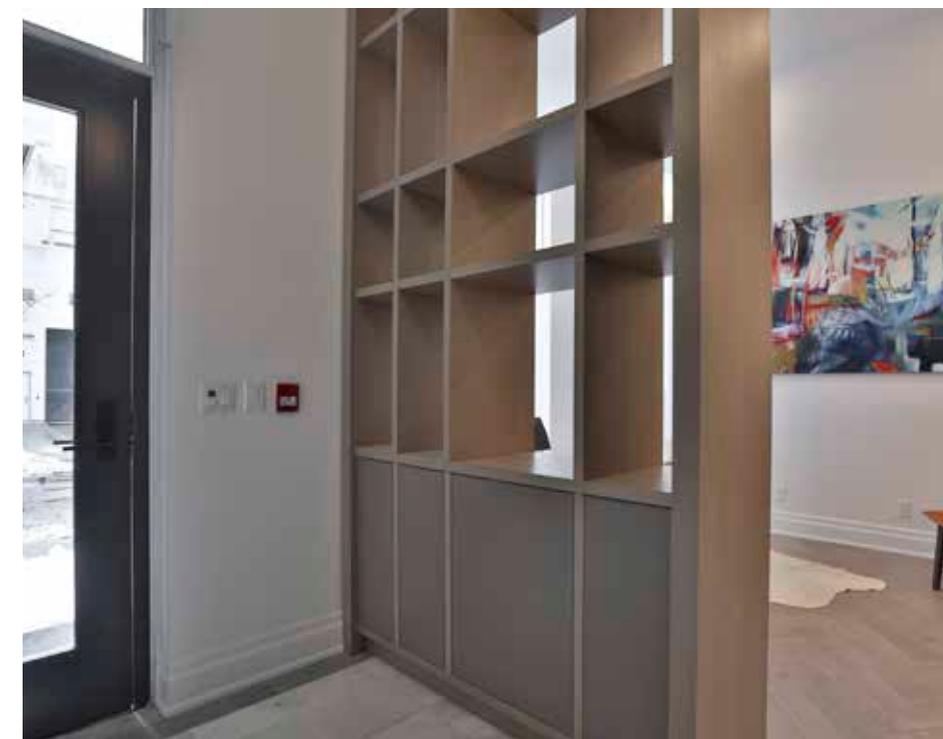


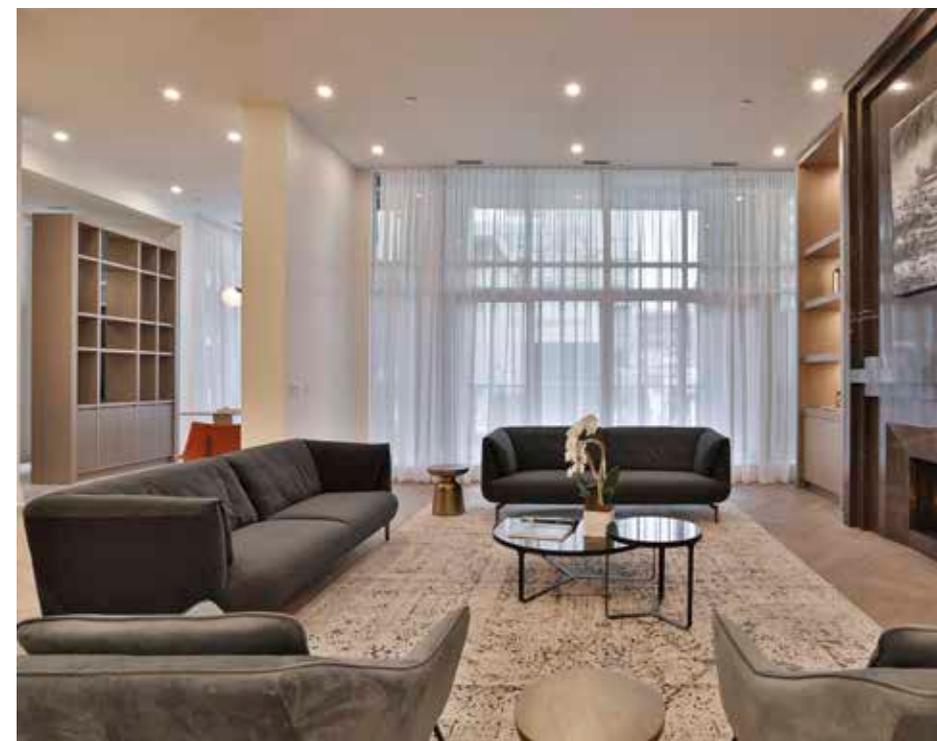
TH1-128 Pears Avenue

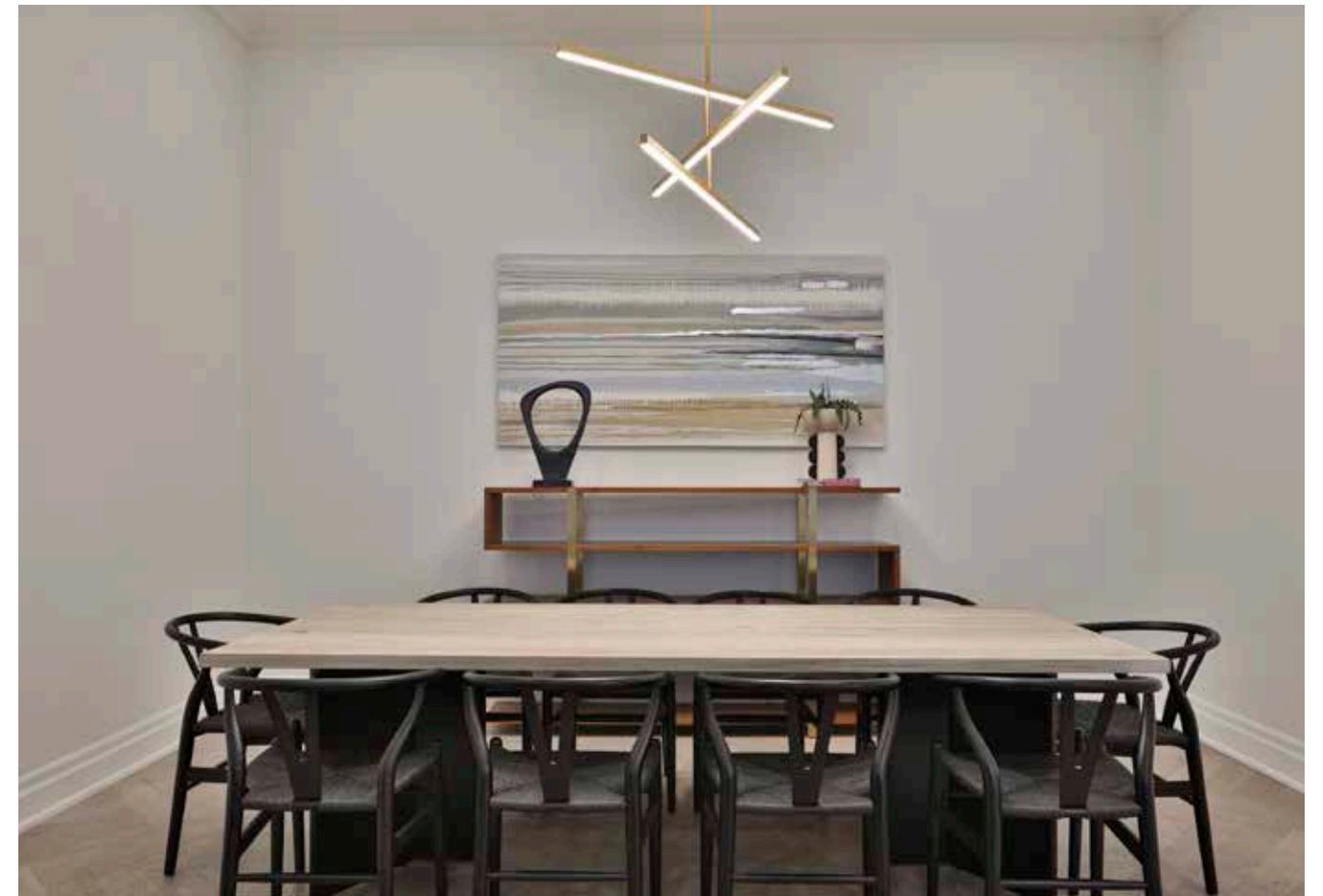
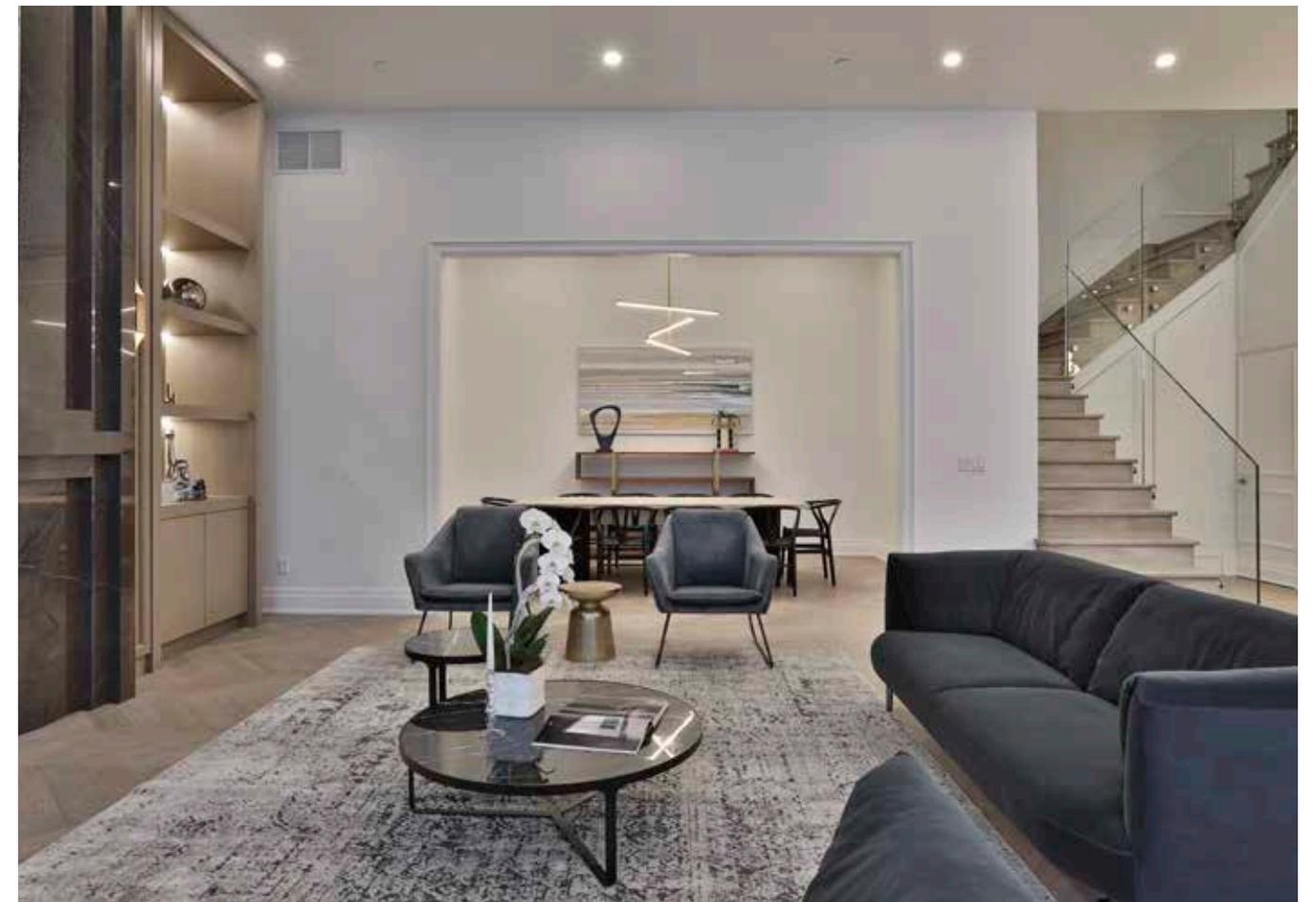


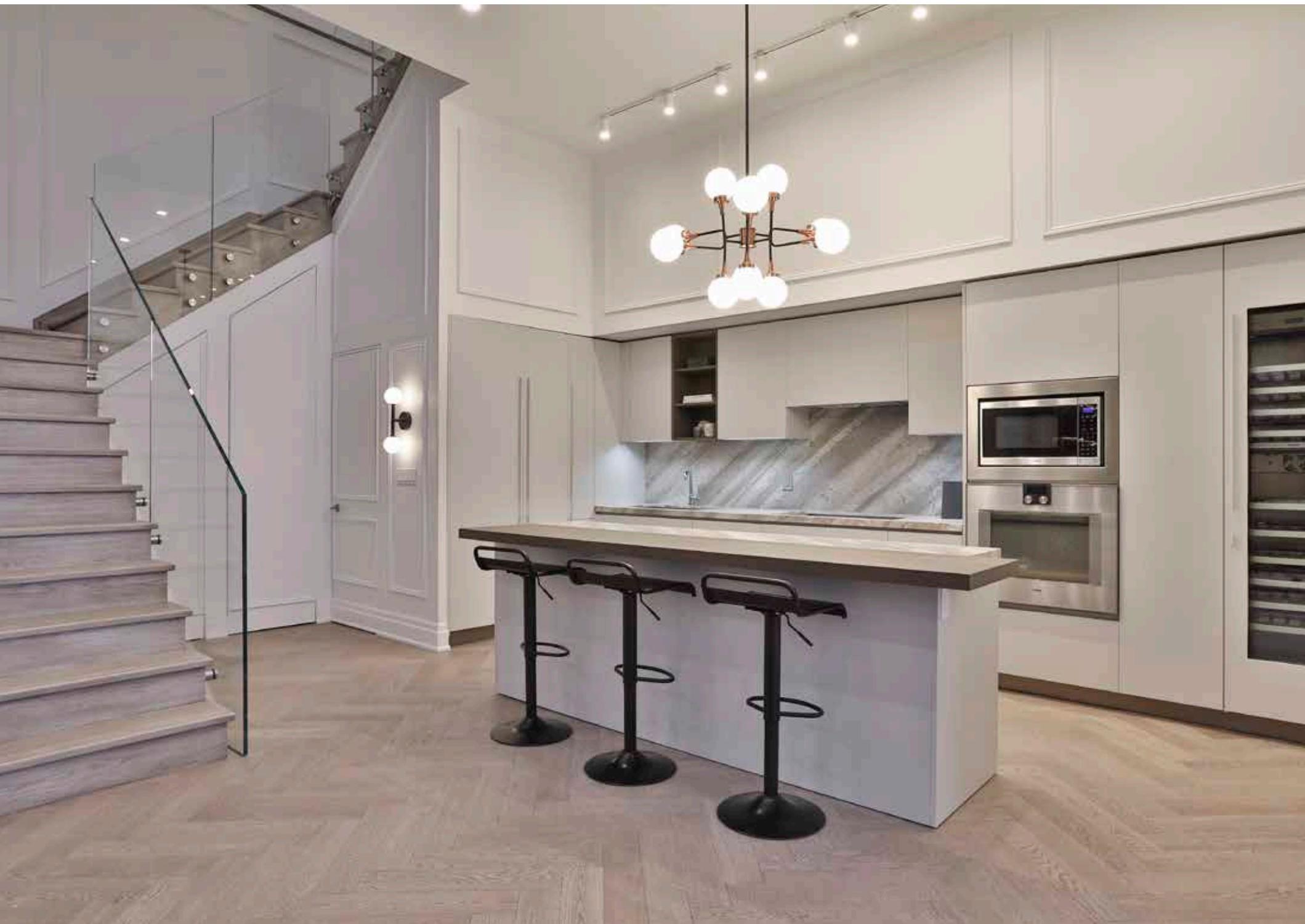
## TH1-128 Pears Avenue

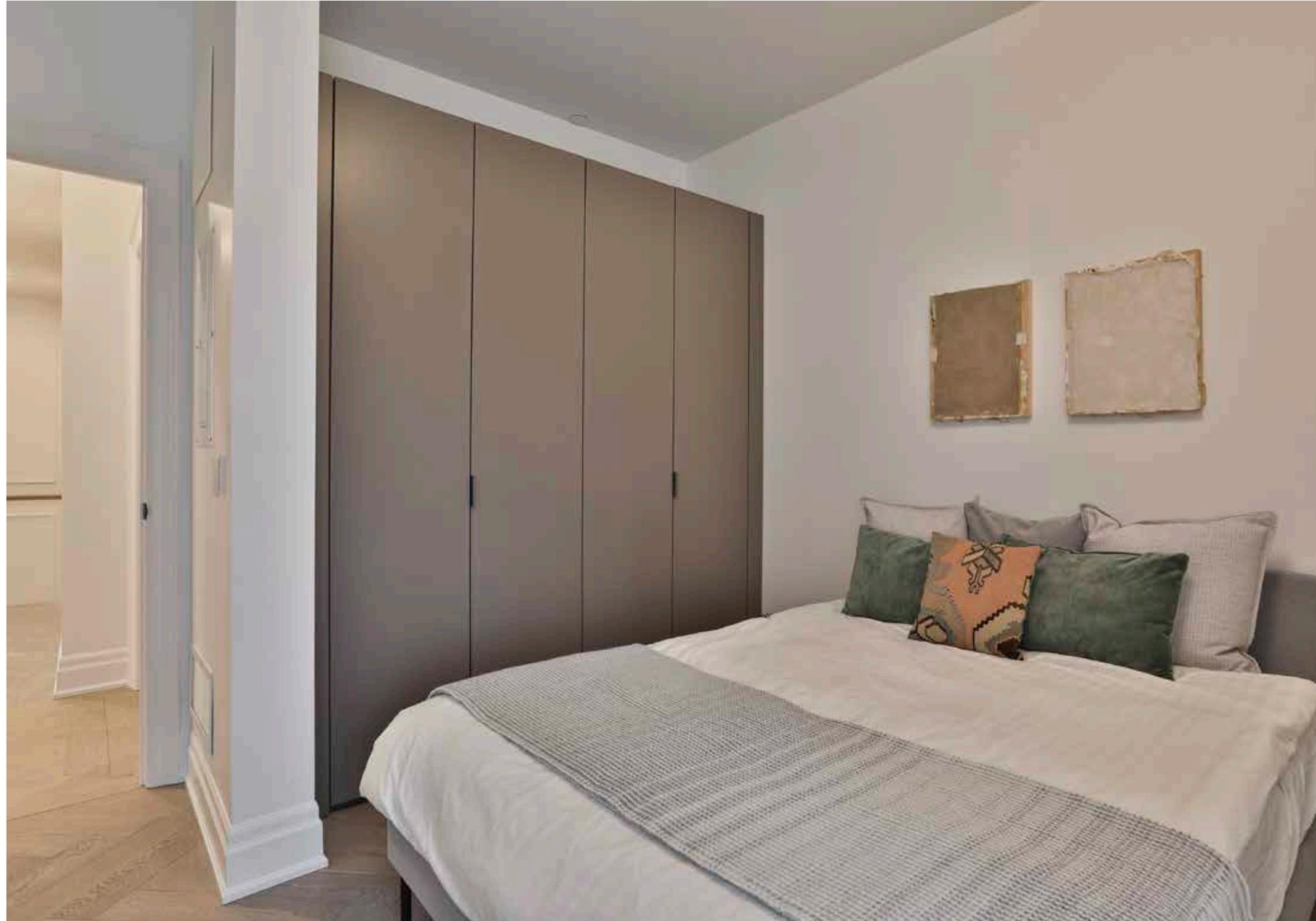
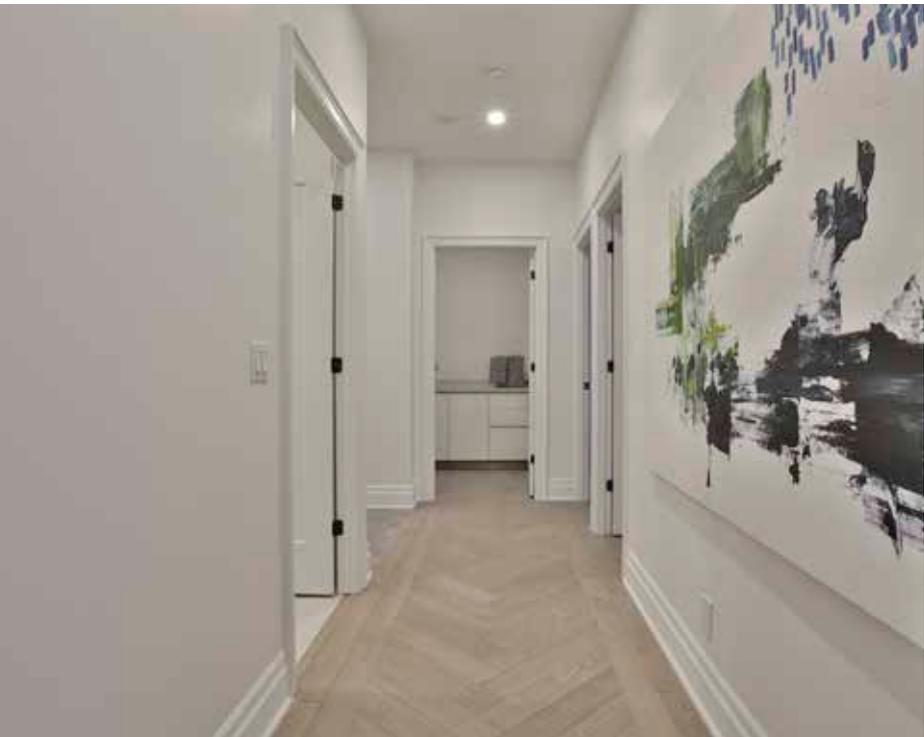
Setting the standard for sophisticated and stylish living in the heart of Toronto's finest neighbourhood. Tucked away into a quiet street, this striking, contemporary townhome radiates a metropolitan flair with exceptional design. Townhome One is a 3,000 square foot, three bedroom, three bathroom one-of-a-kind residence, drawing inspiration from a Manhattan Brownstone coupled with a bright and expansive interior. Dramatically high ceilings are contrasted by intimate spaces; classical and contemporary finishes are combined in a stunning Transitional design. Italian Poliform and locally-sourced millwork, sleek European oak hardwood flooring, Marble, Quartzite and Caesarstone finishes. Outstanding eat-in chef's kitchen with a full array of Gaggenau appliances. Grand master suite with sitting area, large walk-in closet and 5 piece ensuite. Large private terraces on two levels. The Perry is an exclusive residence with timeless design, and situated in the heart of Toronto's best retail, dining and entertainment areas. the award-winning Perry: a contemporary, 11-storey boutique condominium with cutting-edge design, top of the line finishes and an unmistakable presence. Short walk to Yonge Street & Rosedale subway station, Ramsden Park, Yorkville and Summerhill; U of T, ROM.

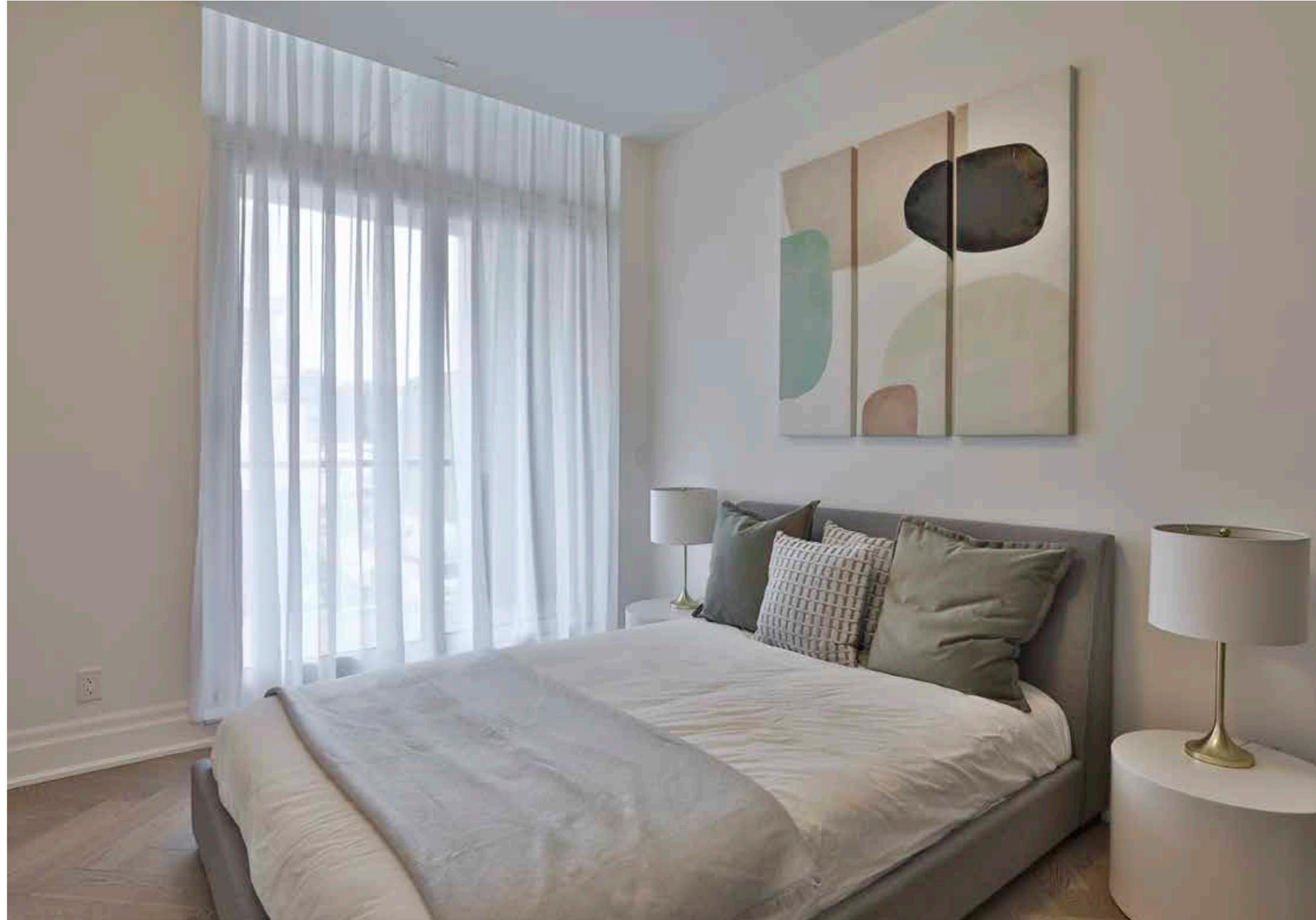




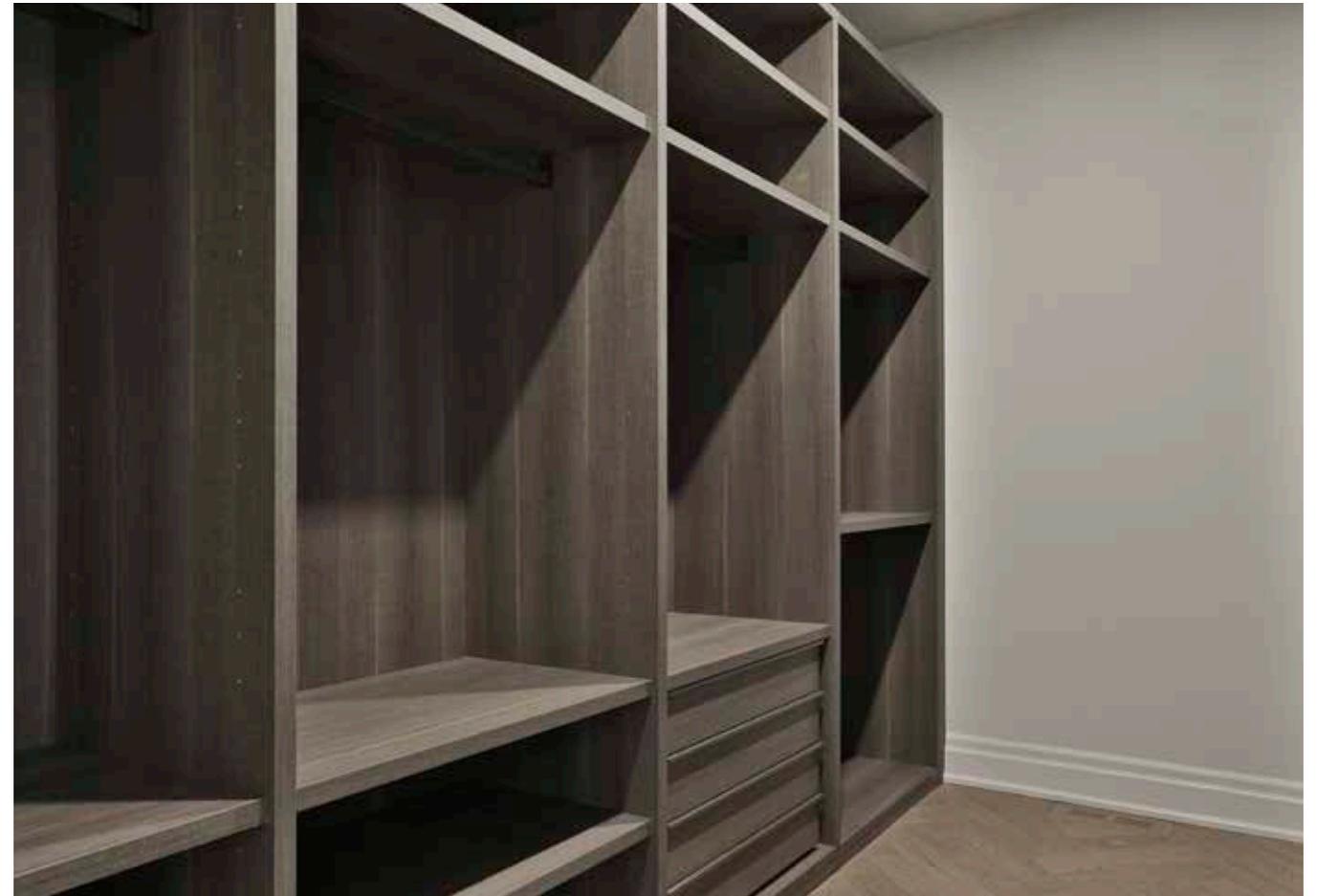


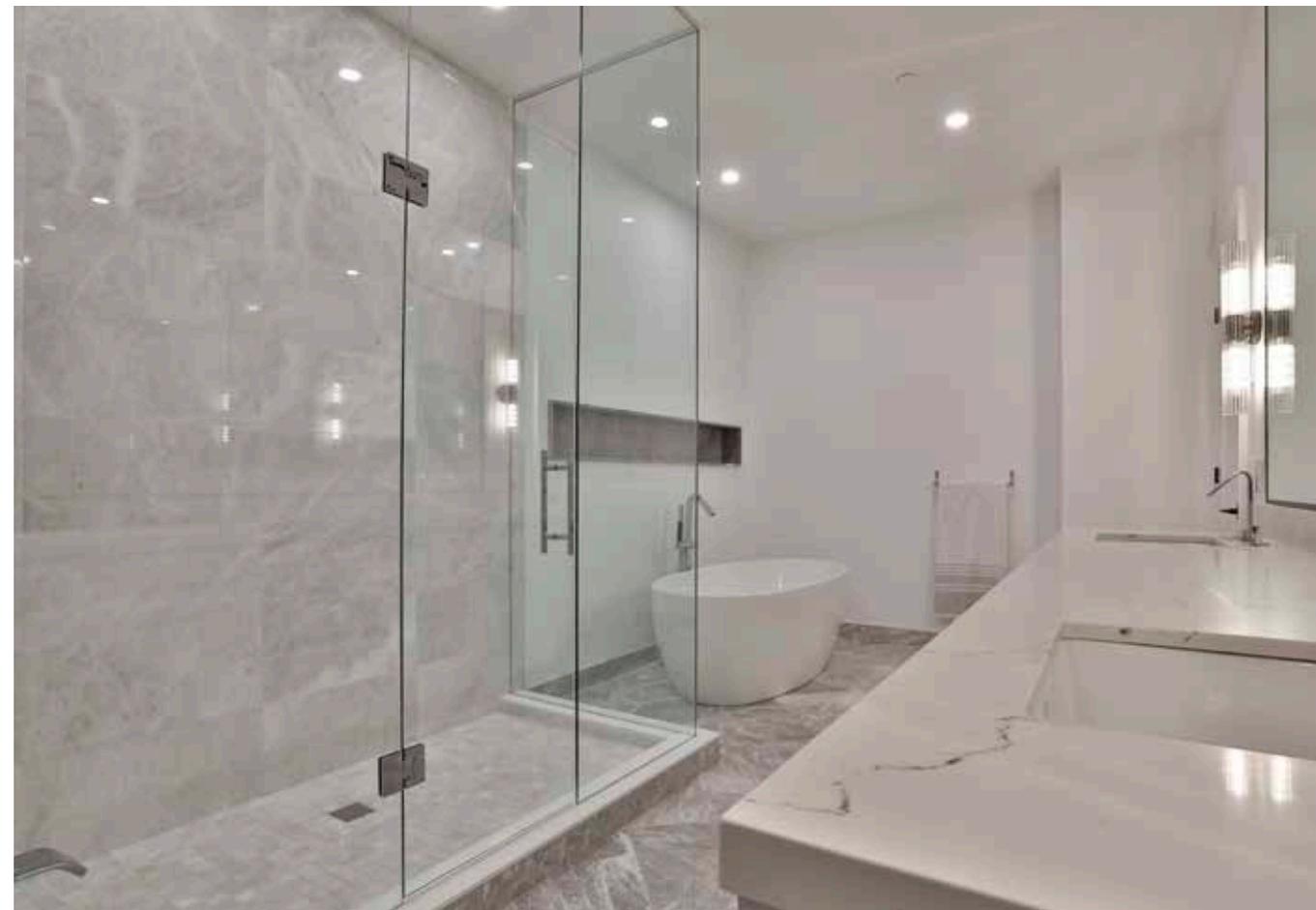






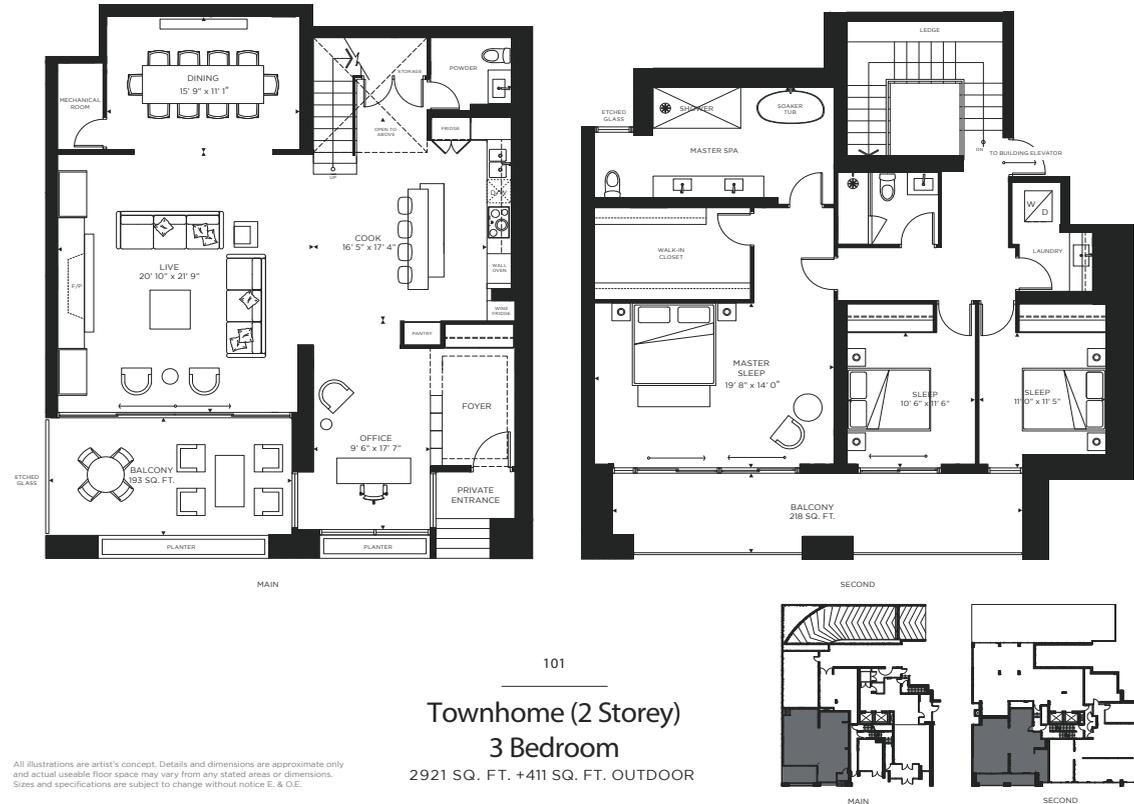








# Features



# Details

## TAXES

Not Yet Assessed

## MAINTENANCE FEES

\$2519.69/month

## POSSESSION

30/60 Days

## HEATING

Heat Pump

## COOLING

Central Air Conditioning

## PARKING

Two underground parking spaces

- Grand foyer entrance off Pears with custom cabinetry and two-way shelving shared with a sensational office space boasting floor-to-ceiling glass surround
- Dramatic, open concept kitchen and living room is the consummate hosting space, with the adjoining dining room offering an intimate spot for gatherings
- Soaring 12'6" ceiling heights throughout the main floor. Floor-to-ceiling marble fireplace framed by custom built-in millwork with undercount lighting
- Full height windows trimmed with beautiful custom sheers create a sense of privacy and intimacy while emphasizing the incredible natural light that floods the space
- Rich, European oak, engineered hardwood flooring in herringbone throughout the townhome complements the features of each room. Distinguished, yet subtle wall panelling adds texture to the kitchen and staircase, and cleverly conceals the gorgeous powder room
- The open plan, gourmet kitchen boasts Poliform cabinetry, panelled walls, quartzite counters and backsplash, and integrated Gaggenau appliances, including 5-burner gas cooktop with front panel controls, wall oven, French-door refrigerator, wine column fridge, dishwasher and microwave
- Expansive master suite with floor-to-ceiling windows on a southern exposure allows for spectacular light throughout the 9'6" ceiling heights.
- Relaxing sitting area, large walk-in closet with custom built-in wardrobes and a full 5-piece ensuite with soaker tub, glass shower stall, and spacious double-vanity accentuate the suite
- The spacious second floor has two large bedrooms with floor-to-ceiling windows, built-in Poliform wardrobes and hardwood floors.
- The second washroom has an oversized, seamless glass shower, tile floors and custom vanity, and a large laundry room with Samsung stackable washer and dryer, shelving and basin sink is adjacent to the suite's secondary entrance that provides direct access to the building's amenities and parking.
- Direct connection to exterior spaces with large, private outdoor terraces on both levels, accessed by over-sized lift and slide door systems. Entry from street level as well as secondary access to the building amenities and parking garage
- All windows are oversized, with low-E thermal glazing, paired with an airtight seal method of installation, contributing greatly to overall energy efficiency.
- High efficiency central heating and cooling, individually controlled and locally exhausted
- Two underground parking spaces. Each parking space includes one electrical plug rough-in. Residents can make use of bicycle storage underground and guests can make use of the bicycle storage at grade level.
- Townhome One is located in one of the most desirable neighbourhoods in the city, is in close proximity to the city's most prestigious private and public schools and recreational clubs, and has easy access to down- town, TTC and highways
- The Perry is a luxury boutique building with a mere 42 suites. Townhome One embodies our philosophy of luxury as standard, the ultimate in design and sophistication. The most elaborate and comprehensive blend of architecture and style is illustrated in this singular property, featuring impeccable finishes and masterful design.

## AMENITIES

- The second floor amenity space contains an elegant and tastefully outfitted lounge and a private dining space with a caterer's kitchen for spectacular dinner parties which doubles as a meeting room to accommodate extended business hours. The lounge opens to an outdoor terrace clad in granite.
- A guest suite is provided on the 5th floor for visitors.

## INCLUSIONS

- Gaggenau oven and 5-burner cooktop, Gaggenau dishwasher, Gaggenau refrigerator, Gaggenau microwave, Samsung stackable washer and dryer, all mounted electric light fixtures

## EXCLUSIONS

- None



# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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