



HEAPS ESTRIN

REAL ESTATE TEAM



280 Howland Avenue #PH08



280 Howland Ave - PH08

Welcome to Penthouse Eight at the luxurious Bianca. This exquisite home was intelligently reconfigured and designed by Tara Fingold Interiors with an upscale, Four Seasons vibe. Warm, comfortable, yet undeniably elegant, the expansive suite offers a taste of elevated urban perfection. With its desirable split floor plan, the primary bedroom and second bedroom, each with spa-like ensuite bathrooms, are at opposite sides of the suite, providing a lovely sense of privacy for homeowners and guests. Enjoy a seamless blend of indoor and outdoor living, with floor-to-ceiling south-facing windows and oversized glass doors leading to the three terraces - all with spectacular, unobstructed city views- which provide over four hundred square feet of additional living space. Creatively reimagined with the intention of hosting both large and intimate gatherings, this beautiful penthouse suite is an entertainer's dream.













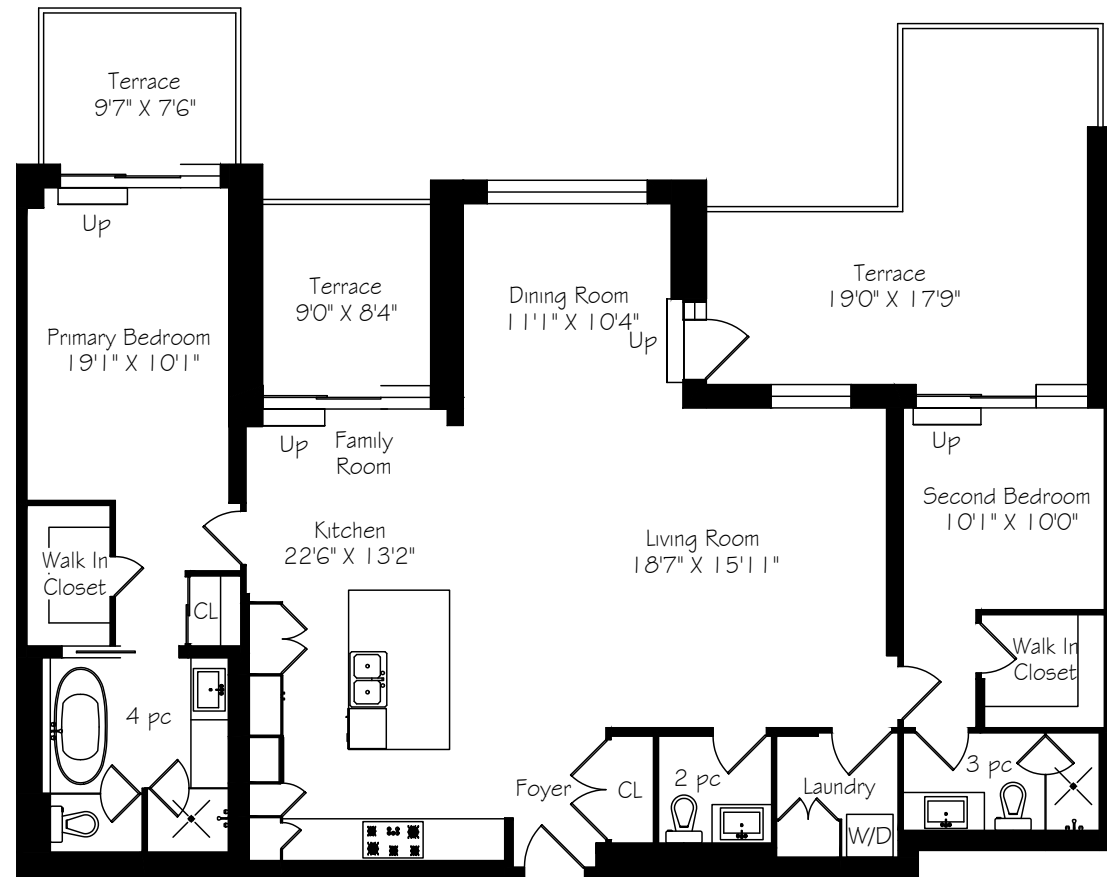








Features



Penthouse 08
1575 Square Feet

Details

MAINTENANCE FEE

\$1,130.44 monthly

TAXES

\$8,041.98 (2022)

POSSESSION

May 1st, 2023

HEATING

Forced air (gas)

COOLING

Central air conditioning

- Tridel smart home living
- Customized great room floor plan to optimize living space and flow
- Premium countertops and backsplash
- Soaring ceilings throughout, with coffered ceilings and crown moulding in living, dining, breakfast areas and primary bedroom
- Premium Control4 Lighting and AV system consisting of ceiling speakers, surround sound
- 65" Frame television
- Optimally located parking spot on P1
- One unique stand-alone locker- excellent location
- Fabulous amenities include a party room and exercise room
- Rooftop pool, scheduled to open late Spring 2023
- Prime location: "The New Dupont" featuring unique shops and restaurants
- Close to Bloor Street, LCBO, TTC, U of T, Casa Loma
- Easy access to downtown - just 400 meters west of the Spadina TTC stop

IMPROVEMENTS

- Four custom built Coffered ceilings with crown moulding: living room, dining room, primary bedroom and breakfast nook
- Modified floor plan- removal of third bedroom to create an expansive, open-concept living area
- Reoriented kitchen island, allowing for increased entertaining space
- Shower removed from the third bathroom to create a powder room to allow for increased storage
- Custom drapery in primary bedroom, with vintage chandelier
- Pantry and additional under-counter storage
- Custom cabinetry
- Solid wood doors throughout
- Custom vanity in primary ensuite
- Custom closets throughout, with two walk-in closets
- Lutron automated window shades, including blackout in both bedrooms
- Upgraded wide plank wood floors
- Two terraces feature water bibs and natural gas (BBQ) outlets

INCLUSIONS

- Miele Five Burner Gas Cooktop
- Miele Integrated Refrigerator with Two Freezer Drawers
- Miele Built-in Microwave and Convection Oven
- Miele Integrated Dishwasher
- All Light Fixtures
- 65" Frame Television

EXCLUSIONS

- None



HEAPS ESTRIN

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