



HEAPS ESTRIN

REAL ESTATE TEAM



4 Lowther Avenue, Suite 506



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Welcome to the exclusive building at 4 Lowther, one of Yorkville's premier boutique buildings with the very finest of amenities. With only 40 suites in total, you are offered a sense of community and care not commonly found within the city. Perfectly situated in the heart of Yorkville, while also being tucked away with the peace and tranquility of the Annex.

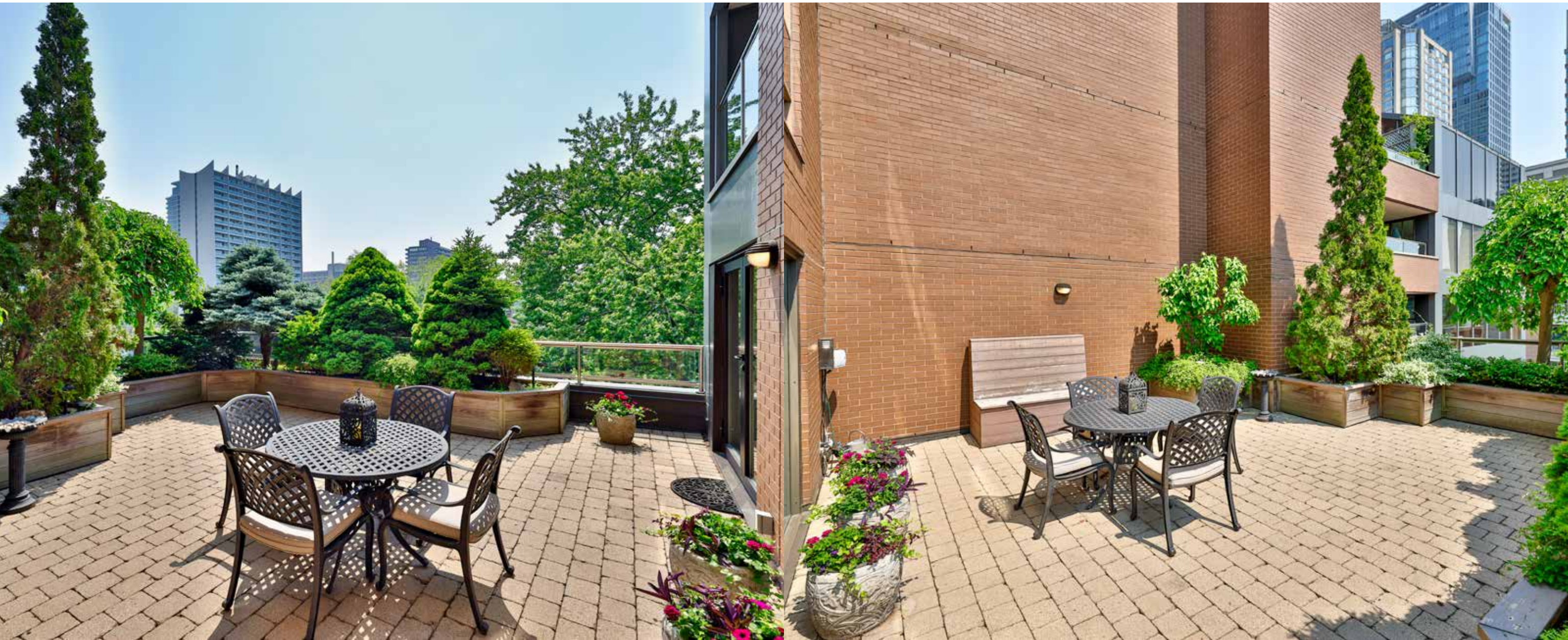
Suite 506 graciously welcomes you with solid wood double doors into the generous foyer where you are drawn to the exquisite south-west views of lush treetops. Stepping out to the secluded sunlit 620 square foot terrace, you can find solace in the serene garden setting where one can entertain easily and dine al fresco. This elegant and spacious corner suite feels like a bungalow in the sky and has been tastefully and thoughtfully updated over the years. A grand open living and dining room with a wealth of windows is sure to please with ample space for several sitting areas and capacity for plenty of dinner guests. Nestled within the heart of the room, the wood-burning fireplace stands as a sophisticated centerpiece with marble surround. A wonderfully appointed, updated kitchen with built-in appliances sits just off the dining room. The gallery hall leads down to the bedroom quarters with two expansive rooms and three luxurious washrooms. The primary retreat with custom wall-to-wall quality built-ins, walk-in closet and stunning ensuite showcasing an oversized limestone shower and double marble vanity.

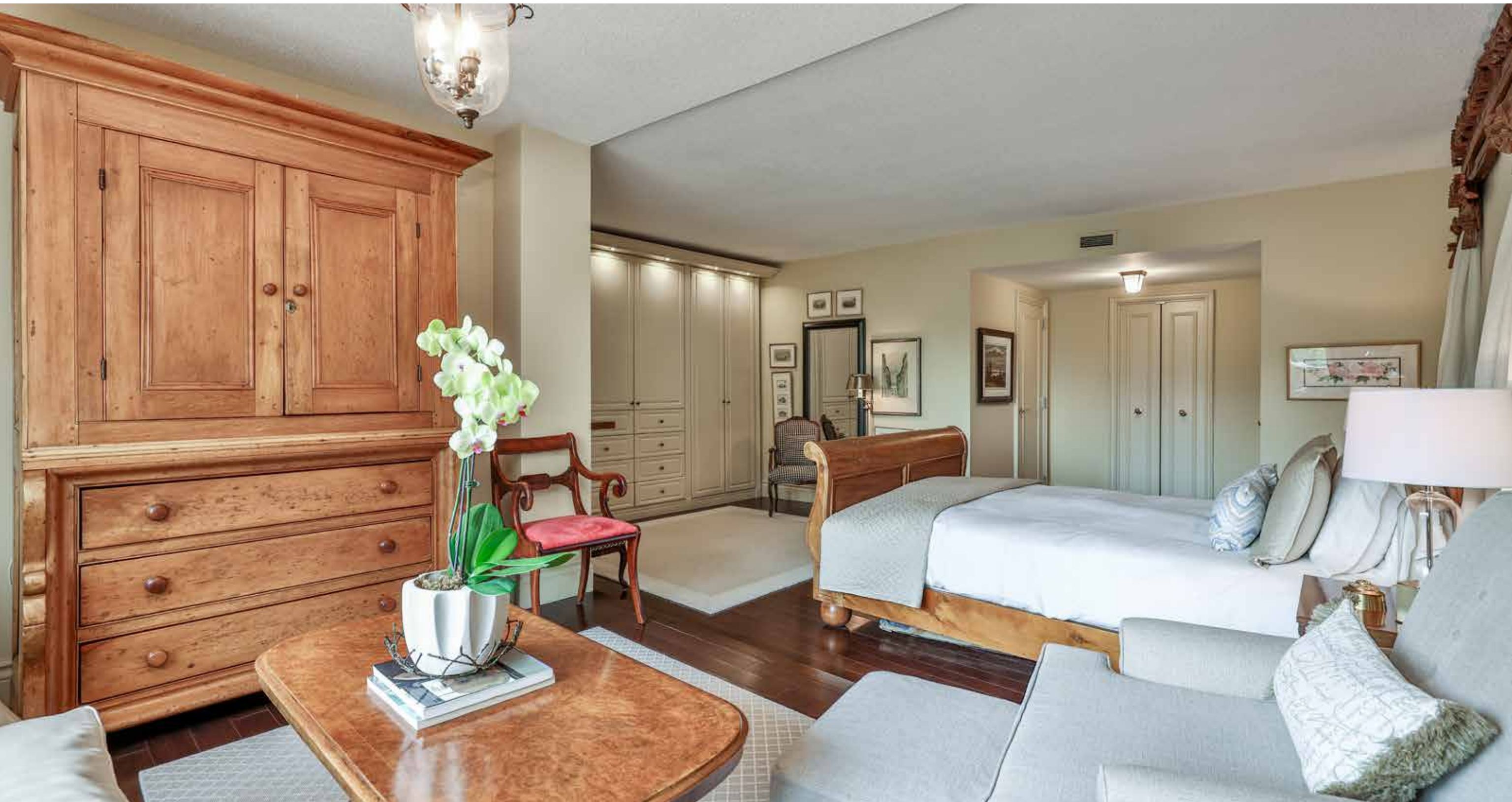
Residents enjoy the first-class services and amenities of 4 Lowther including valet parking, 24-hour concierge team (exquisite service from long-standing staff) as well as an indoor pool and exercise room.





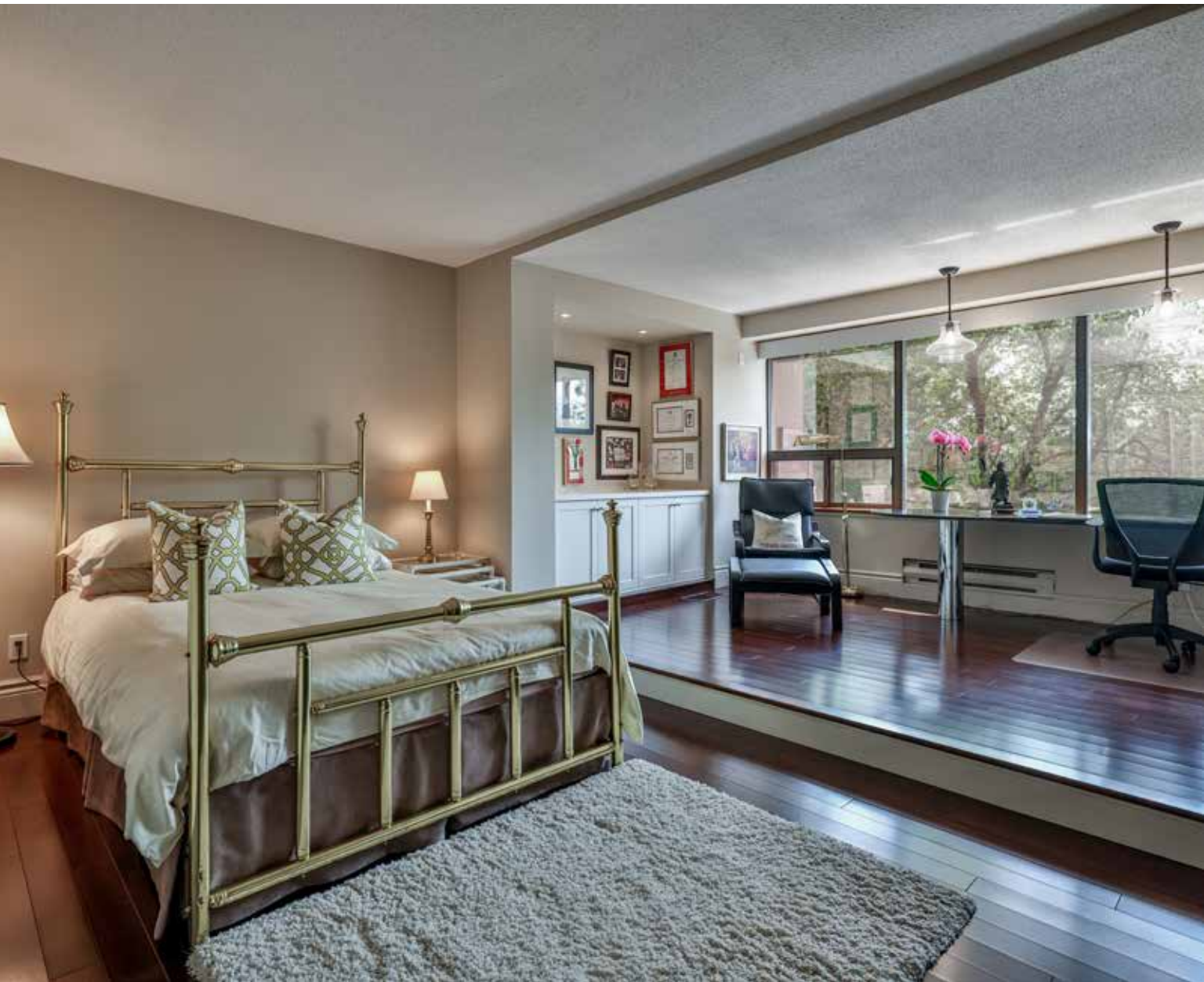








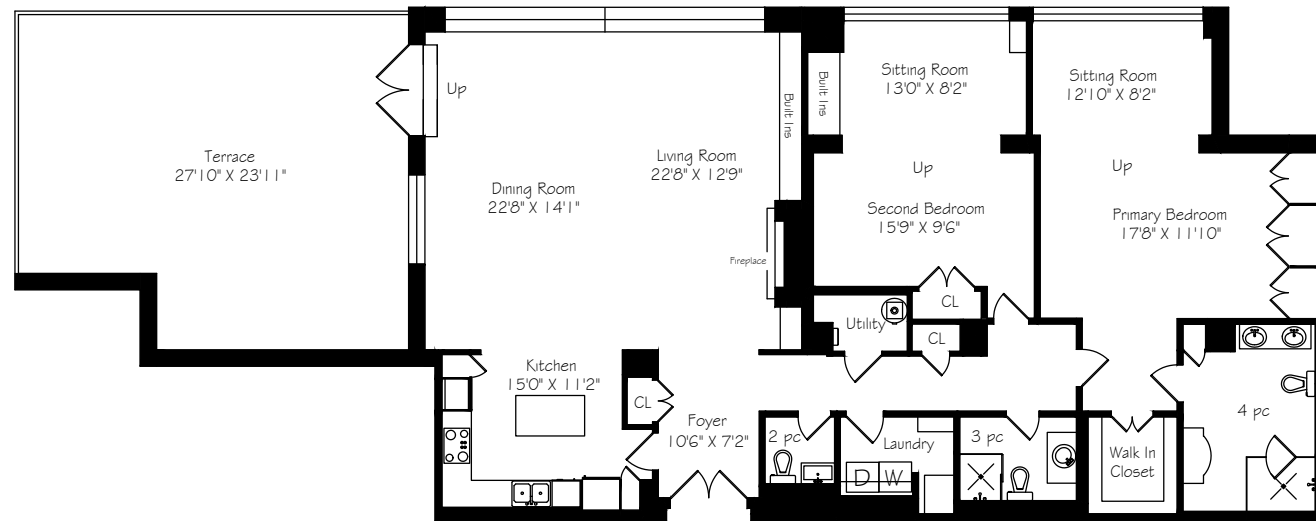




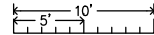




Features



Suite 506
Approx. 2300 Square Feet
+ 620 Terrace



Measurements and Calculations are approximate.
To be used as guidelines only.

- Prestigious Yorkville address
- Elegant and spacious principal rooms
- Approx 2,300 square feet of interior space
- Sun filled south and west facing corner suite
- Wall-to-wall windows
- Close proximity to the elevator
- Expansive 620 sq ft terrace overlooking the city and treetops with private garden
- Irrigation system for terrace garden
- Custom built-ins line the living room
- Marble wood-burning fireplace
- Two sizeable bedrooms with separate sitting areas and picture windows
- Waterworks fixtures in primary ensuite double vanity
- Empire vanity table with custom marble top
- A great deal of storage throughout the suite
- Two side-by-side parking spaces as well as a locker
- Valet parking
- The very best full concierge services
- Full size laundry room with ample storage
- Heat pump for full control of heat and AC
- Upscale, discreet community of residents
- Easy access to downtown and TTC
- Steps to the heart of Yorkville with shops and restaurants

EXCLUSIONS

- None

RENTALS

- Hot water tank

IMPROVEMENTS

- New Heat Pump (2022)
- Beautiful renovated, custom Cameo Kitchen with Island (2012)
- Professionally engineered addition adding square footage to Living Room (previously a balcony)
- Hardwood floors throughout (excluding bathrooms)
- New custom built-ins in living room
- Updated bathrooms

INCLUSIONS

- All appliances
- Built-in fridge
- Built-in oven
- Warming drawer
- Miele washer and dryer
- All light fixtures
- All window coverings

Details

TAXES

\$8,158 (2022)

MAINTENANCE FEES

\$3,195

POSSESSION

TBD

HEATING

Heat Pump

COOLING

Central Air

PARKING AND LOCKER

Two underground parking spaces #29 and #30, and one Locker



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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