



# HEAPS ESTRIN

REAL ESTATE TEAM



3D-36 Hazelton Avenue





## 3D-36 Hazelton Avenue

Crafted by the renowned architect J.M. Cowen in 1928, 36 Hazelton was originally the location of St. Basil's School, but has since undergone a transformation into a seven-story, nineteen unit boutique condominium that elegantly blends luxury, contemporary finishes with the pre-existing two-level Gothic Revival school building.

36 Hazelton Avenue, Suite 3D, embodies unparalleled luxury in Toronto's prestigious Yorkville neighbourhood. This unique two-bedroom, two-and-a-half-bathroom suite spans 1,835 square feet across two levels, offering an ideal blend of privacy and the coveted Yorkville lifestyle.

Allow the hallway to lead you through the impressive features of this exclusive unit. Upon entering, a master programmable switch gives you command over all lighting and drapery settings. The entryway is graced with opulent marble flooring and a generously proportioned built-in closet. At the hallway's end, you'll find a conveniently situated two-piece powder room, adorned with a floating vanity topped by exquisitely veined marble.

The 10-foot ceiling heights throughout this level create a spacious and airy ambiance, while the built-in sound system allows for a comfortable and luxurious living environment.

A masterpiece of culinary design, this luxurious kitchen was meticulously crafted by Marana Kitchens. The modern profile cabinetry comes fully equipped with integrated Miele appliances, and is elegantly paired with a striking earth-toned marble countertop that continues to the island.

The spacious island features an integrated Miele wine fridge and is perfect for doubling as a breakfast bar. This space ensures that every aspect of your culinary experience is of the utmost quality and sophistication and seamlessly transitions to the adjoining living room.

The generously sized living room offers wide-plank engineered hardwood flooring and a contemporary gas fireplace encased in a 10-foot tall marble surround. What's particularly intriguing about this fireplace—it has a built-in television, complete with a retractable art feature, adding a unique and practical touch to the room. Expansive full height windows bathe the space in natural light and the convenient access to the terrace through a sliding glass door, complete with a gas line hook up, is perfect for those wanting flexible outdoor space.



Descend to the lower level and discover two generously sized bedrooms, two bathrooms, and a dedicated laundry room. Throughout this level, you'll find luxurious wide-plank engineered hardwood flooring and ten-foot ceilings.

The elegantly designed primary bedroom includes a spacious built-in closet, exquisite millwork, and expansive wall-to-wall windows. Another noteworthy aspect of this suite is the seamlessly integrated television incorporated into the bedframe. The walkout to the suite's second terrace is a great way to enjoy outdoor time in the warmer months, and is outfitted with a hose bib, which is perfect for watering plants and greenery.

This five-piece spa-like ensuite surpasses even the luxurious standards set by the Four Seasons. With in-floor heating underfoot, it's fully clad in pristine marble, extending from the floor to the ceiling, features top-of-the-line Gessi fixtures, and a designer dual floating vanity that is complemented by a smart mirror with an integrated display screen. An oversized soaker tub takes center stage, equipped with its own display, while a stand-up shower boasts a frameless tempered glass enclosure. The convenience of a water closet is a thoughtful addition, adding to the overall sense of sophistication and comfort.

The second bedroom is perfect for family members and guests alike. This space features a large built-in closet and a luxurious ensuite that showcases marble flooring, a stand up shower enclosed in glass, and a charming floating vanity.

For an added level of comfort, this suite is equipped with individually controlled heating and cooling systems that ensure filtered forced air heating and year-round air conditioning.

There are no shortage of amenities in this building. It offers everything from an around the clock white-glove concierge service, valet parking, a well-equipped fitness room, and, notably, a private wine cellar and tasting room, along with various other amenities.

36 Hazelton stands as one of the most luxurious residences in the city, and it's easy to understand why. It exemplifies the ultimate in upscale living. Located in the heart of Yorkville, there is an array of exclusive boutiques, restaurants, cultural attractions, and lavish residences, making it a hub for limitless cultural and social adventures.

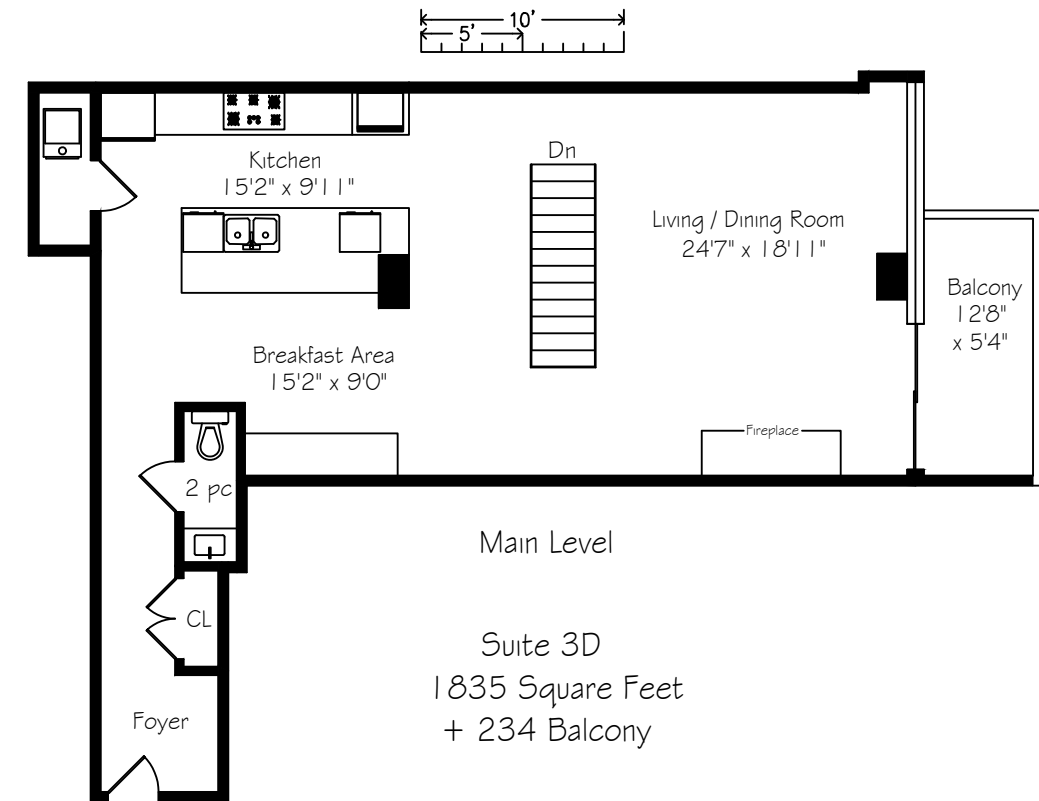




# Features

## MAIN LEVEL

- This level showcases soaring 10-foot ceiling heights and a grand, open-concept floor plan.



## FOYER

- Master programmable switch that controls the lighting, drapery, and blinds for the entirety of the suite.
- 8-foot high one panel inset doors.
- Inset with marble flooring.
- Two-piece powder room that features a floating vanity, marble floors, and designer fixtures.
- Effortlessly flows to the spacious kitchen and breakfast area.

## KITCHEN

- Features integrated Miele appliances.
- 1 ¼" marble countertop and backsplash.
- Recessed pot lights.
- Integrated sound system.
- Sightlines to the living room at the rear.
- The spacious island is adorned with a beautifully veined 1 ¼" marble countertop, features an integrated wine fridge and serves as a breakfast bar.

- Custom kitchen designed by Marana Kitchens with modern profile cabinetry and a Blumotion soft close drawer system.
- Grohe chrome faucet with a pull out spray head.
- Under-cabinet lighting.
- Natural stone flooring.
- Across from the kitchen is a built-in bar area with ample storage. This also doubles as an AV closet.

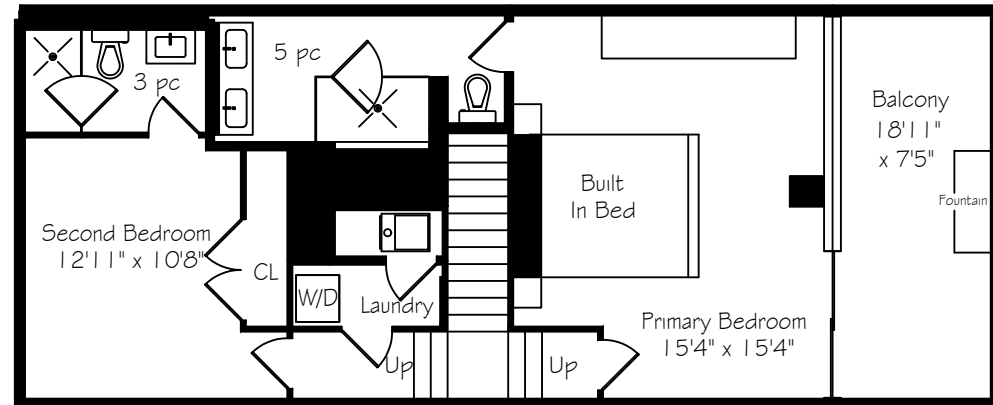
## LIVING ROOM

- Features wide-plank engineered hardwood floors.
- Large full height low "e" argon-filled double glazed windows with thermally broken aluminum frames and clear glazing, which are consistent on the lower level as well.
- Built-in linear gas fireplace with a 10-foot floor-to-ceiling marble surround and an integrated television, controlled by a Crestron remote.
- The living room offers a walk-out to one of two terraces through the sliding door.



## LOWER LEVEL

- This level features two spacious bedrooms, each with ensuites, and a dedicated laundry room.



Lower Level

### PRIMARY BEDROOM & ENSUITE

- Features hardwood floors and recessed lighting.
- The wall-to-wall windows create a bright space, while the walkout to this suite's second terrace provides a great opportunity for those who value the outdoors. The space is outfitted with a hose bib for added convenience.
- The built-in bedframe is backed by a large console that features integrated side tables, while an integrated television can be raised or hidden, controlled by the Crestron system.
- Large built-in closet.
- 8-foot high one panel inset doors.
- The five-piece ensuite is outfitted with luxury finishes including marble floors and wall accents, sleek Gessi Rectangolo fixtures, and a floating designer vanity with a marble top.

### SECOND BEDROOM & ENSUITE

- Features hardwood floors and recessed lighting.
- Large built-in closet.
- 8-foot high one panel inset doors.
- The three-piece ensuite features marble floors, a shower enclosed by a tempered glass door, and a charming floating vanity.

### LAUNDRY ROOM

- Dedicated laundry room with marble floors and a full-size whirlpool washer and dryer.

### AMENITIES INCLUDE

- 24-Hour Concierge Service
- Valet Parking
- A Private Wine Cellar and Tasting Room with Climate-Controlled Fridges
- Games Room with a Billiards Table
- Underground Garage with a Car and Dog Washing Station
- Visitor Parking
- Cycling Studio
- Holistic Room
- Executive Board Room

### INCLUSIONS

- Miele MasterChef clean touch steel five-burner gas cook top
- Miele fully integrated dishwasher
- Miele MasterCool fully integrated bottom mount fridge/freezer
- Miele Built-in MasterChef speed oven, clean touch steel convection microwave oven
- Miele self clean MasterChef built-in convection oven with clean touch steel
- Miele built-in wine fridge
- Miele rectangular stainless steel hood fan
- Stacked Whirlpool washer and dryer
- All existing window coverings, blinds, drapes, and curtain rods, including all automated systems.

- A/V system and equipment:
  - Marantz AV Surround Receiver SR5010
  - Three Crestron Receivers
  - Cisco Receiver
  - Two Wattbox Consoles
  - Two SE-8P Network Boxes
  - Two Crestron remotes
- Integrated sound system
- Gas furnace and equipment
- Central air conditioning and equipment
- All mirrors
- Built-in bedframe in the primary bedroom
- All televisions (Samsung) and equipment
- Art installation on the wall in the main floor hallway
- All built-in cabinetry

### EXCLUSIONS

- All Decor and Wall Art (except where included)
- All Furniture

### RENTAL ITEMS

- None

# Details

### MAINTENANCE FEES

\$4,817 per year, which includes: water, heat, central air conditioning, parking, building insurance, maintenance and upkeep of common elements.

### TAXES

\$15,500.00 (2023)

### POSSESSION

To be arranged

### HEATING

Forced air / gas

### COOLING

Central air conditioning

### PARKING

Two owned parking spaces on Level P3, #31 and #32. #31 is extra wide and can accommodate an additional vehicle, for a total of three parking spaces.



# HEAPS ESTRIN

REAL ESTATE TEAM

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