

PH2 – 2 ROXBOROUGH STREET EAST

ROSEDALE

This is a wonderful opportunity and offering.

Welcome to Penthouse Two, which faces west with wonderful City and treed views. This special boutique building was built by Diamante Corp. in 2001. There are 30 apartments and three penthouses.

This luxurious signature building is perfectly located where Rosedale meets Summerhill. It has one of the best walkability scores for any neighbourhood. Nearby is the Rosedale tube station, fashionable shops and restaurants and the famous LCBO train station, parks, and wonderful streets to see some of Toronto's best heritage architecture.

Inside the inviting reception is the front desk concierge, games rooms, gym, outdoor patio, and guest suite.

The Penthouse has an interior space of 2,435 square feet with 450 square feet of west facing terraces. There are sleek hardwood floors with tall 10' ceilings with fine architectural appointments. And, even amongst all the hustle and bustle of Summerhill, the interior is very quiet.

The apartment is all on one floor, the north end enjoys the combination of a bright family room and kitchen combination. This is a very pleasing and large area for easy and relaxed living. There are two walk outs to the terrace. This is the ideal chef's kitchen with a gas cooktop and lots of counter space. There are beautiful cabinets and stainless-steel appliances. There is ample room for an eat-in area or there is currently under counter eating.

As you continue south in the apartment there is a large reception area with fitted closets and access to a three-piece bathroom which also serves as a private powder room.

The Dining room is nestled in the turreted area and is an excellent size for entertaining. Overlooking the Dining area is a very good-sized Living room with a gas fireplace. There is a walk out to the terrace. There are wonderful cornice mouldings and tall skirt rails (baseboards). There is excellent wall space for art and furniture. Natural light abounds from the tall French doors and side windows.

Further down the apartment on the east side is either a den or home office with access to the three-piece bathroom.



**JAMES STRATHY WARREN
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Across from this room is the second bedroom which is currently used as a home office/guest room. There is another walk out to the west facing terrace.

On the south end of the apartment is the Primary suite with two walk outs to the terrace. There are two good sized walk-in closets and a six-piece ensuite. The primary suite is very private and enjoys a south-western exposure.

There is two car parking with two separate lockers with one locker next to the parking spot.

This is a very special apartment located in one of the most prime areas of Toronto and is much in demand. It is bright, spacious, luxurious and feels like a spacious home all on one level.

Please enjoy.



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ROSEDALE

HIGHLIGHTS

One of three suites on the floor (33 suites in the building)

10' ceilings throughout

Two West facing terraces

Prime location

ROOM DETAILS

RECEPTION

15'0" x 9'11"

- Large open foyer with 10" ceilings
- Entrance closet
- Access to three-piece bathroom/power room
- Limestone floors
- Cornice moldings
- Skirt Rails
- Views directing through West facing turret & dining room

LIVING ROOM

23'3" x 17'9"

- Gas fireplace with marble surround
- Walkout to West facing terrace
- Open concept to dining room
- Custom Built-in cabinetry and shelving
- Can accommodate large furniture
- Built-in speakers
- Cornice moldings
- Skirt Rails
- 10' ceilings



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SUMMERHILL

DINING ROOM

13'8" x 10'10"

- Fabulous setting for large format dining
- Can accommodate table sitting 12 guests
- Situated in the West facing turret alcove
- Round windows in the turret
- 10' ceilings
- Views down Roxborough Street West and Casa Loma

FAMILY ROOM

22'7" x 14'7"

- Two walkouts to second West facing terrace
- Built-in speakers
- Skirt Rails
- 10' ceilings
- Cornice moldings
- Open concept to chef's kitchen
- Hardwood floors

KITCHEN

22'7" x 11'3"

- High-end stainless-steel appliances
- Subzero fridge
- Kitchen aid oven
- Subzero wine fridge
- Bosch dishwasher
- Two subzero pull-out freezer drawers
- Thermidor five burner gas stove top
- Thermidor range hood
- Two sinks
- Hardwood floors
- Cornice moldings
- 10' ceilings
- Granite counters
- Appliance "garage"



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SECONDARY BEDROOM

13'11" x 11'1"

- Built-in desk with drawers, shelves & cupboards
- 10' ceilings
- Walkout to terrace
- French doors
- Can be used as home office
- Skirt rails

STUDY/DEN

11'2" x 10'8"

- French doors
- Access to three-piece bathroom & laundry
- 10' ceilings
- Skirt rails
- Hardwood floors

PRIMARY BEDROOM

17'4" x 11'2"

- Two access points to terrace
- Double walk-in closets
- Two additional smaller closets
- Six-piece ensuite bathroom
- Built-in speakers
- 10' ceilings
- Skirt rails
- Cornice moldings
- Hardwood floors



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ENSUITE BATHROOM

10'8" x 10'8"

- Seven-piece ensuite
- Double sinks
- Water closet with bidet
- Limestone floors

SECOND BATHROOM/POWDER ROOM

9'11" x 7'11"

- Three-piece bathroom
- Access to reception and study
- Laundry room 7'4" x 3'2"
- Walk-in shower

ADDITIONAL INFORMATION

PARKING

- Two parking spots side-by-side
- P2 #32 & #33

LOCKERS

- Two large lockers, one of which is accessed from parking spots
- P2 #14 & #15

MAINTENANCE FEES

- \$2,956.86 per month

TAXES

- \$9,643.29 per year (2022)

POSSESSION

- See listing agents.

PRICE

- \$3,395,000.00



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INCLUSIONS

- All window covers & blinds
- All attached light fixtures except as excluded
- All attached built-ins
- Gas fireplace and related equipment
- Furnace and related equipment
- Subzero fridge
- Subzero wine fridge
- Two Subzero pull-out freezer drawers
- Thermidor Five burner gas stove top
- Thermidor Range Hood
- Newer GE washer and dryer
- Stainless steel Kitchen Aid Oven Microwave combo
- Walk-in Closet built-ins
- Built-in speakers
- Bosch dishwasher
- Garden planters except as excluded

EXCLUSIONS

- Dining room chandelier
- Flower Trellis on terrace
- Rococo planter on terrace



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