

SW3.ca



20 SCRIVENER SQUARE, SUITE 301
Summerhill


CHESTNUT PARK
REAL ESTATE BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

20 Scrivener Square, Suite 301

Welcome to this delightfully renovated 2 bedroom and 2 bathroom apartment in one of the most sought after buildings in Summerhill. This suite was completely gutted and renovated in 2024-2025 by the current owner. Thoughtful design details are seen throughout the apartment. There is a spacious foyer leading to the bright, elegant and naturally lit interior. The interior enjoys a good sized Living and Dining room area which is combined with the open gourmet kitchen. The kitchen enjoys a large centre island for food preparation as well as serving as a spot with under counter eating. Off the main foyer is a good sized pantry. The kitchen area enjoys high end appliances such as a Bosch dishwasher, Bosch oven range, Bosch induction cooktop, hood fan, Liebherr fridge/freezer and the washer and dryer are LG.

The expansive suite has beautiful private treed views and enjoys a south west exposure. The apartment has bespoke engineered hardwood floors and are laid in a chevron pattern. There is excellent ceiling height for art connoisseurs. Every area in the area offers a generous Living, Dining or sleeping experience.

Off the Living room is a cozy and excellent sized den or home office. This room could also be a second bedroom as it is fitted out with cupboards and has direct access to a lovely 3 piece bathroom. The Den is accessed by double doors and creates a very elegant feeling. This bathroom can also serve as a Powder room. Essentially, there is a full wall of glass along the southern side of the apartment which allows for wonderful views and an abundance of light. The Living room is an excellent size for entertaining and enjoys an inviting electric fireplace which sets the tone for elegant living. The Dining area is the perfect size for entertaining and could easily sit eight people.

Off the main living area is the Primary suite which feels like a separate wing. The bedroom is large enough for a King size bed plus a sitting area in a bay area. The Primary bedroom enjoys lovely treed views. There is ample room set aside for built in closets. There are six fully fitted out closets adjoining the Primary suite. The Primary bathroom is a 5 piece ensuite and is well thought out with a separate toilet and shower area and as well as a more private area with a soaker tub and two sinks. The ensuite like the rest of the apartment is beautifully finished and timeless in design and detail.

Off the Living room is a good sized private balcony situated in the tree tops and ideally accented by a wall off the bay window in the Primary suite.

In addition to the party room at 25 Scrivener Square which is ideal for entertaining there is a guest suite, visitor parking and on-site 24 hour security and a management company.

Jim *Alex*











































Floor Plan | 20 Scrivener Square, Suite 301

Offer Price: \$2,479,000.00

Taxes: \$8,196.93 (2025)

Possession: 90 Days

Heating/Cooling: Heat Pump

Locker/Parking: 1 Parking Spot/1 Locker

Maintenance Fees: \$1,380.86

Inclusions in Maintenance Fees:

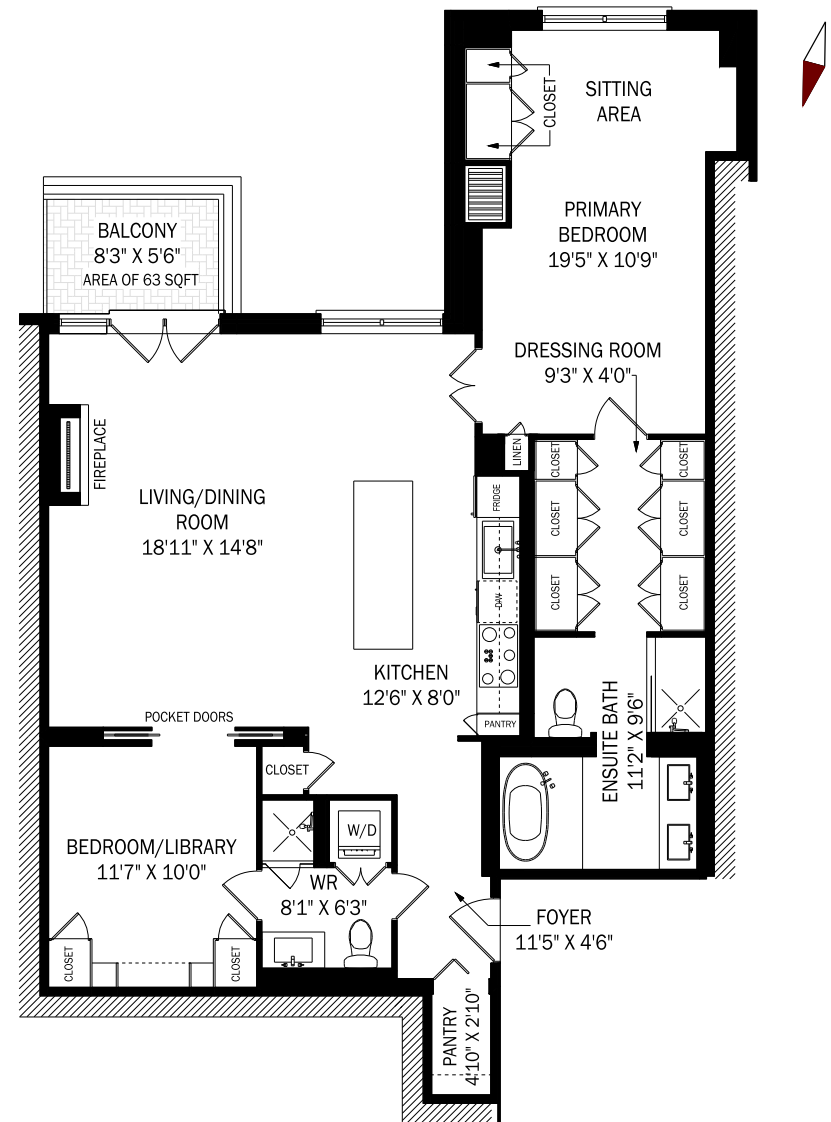
- Building Insurance
- Common Elements
- Heat
- Water
- Parking

Inclusions: Bosch dishwasher, Bosch oven range, Bosch induction cooktop, Hood fan, Liebherr Fridge/Freezer and the Washer and Dryer are LG, All attached Electric Light Fixtures, Electric controlled window shades, All custom cabinetry, Pantry area fittings and Bar Fridge, Four custom made stools in Kitchen, Heat pump & air conditioning.

Exclusions: Living room drapery, Bedroom drapery, All furniture and lift off art, Area carpets.

Legal Description:

UNIT 1, LEVEL 3, TORONTO STANDARD CONDOMINIUM PLAN NO. 1476 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : BLOCKS 19 & 20 AND PART OF BLOCKS 1, 2, 3, 14, 15, 16, 17 & 18, PLAN 66M2315, DESIGNATED AS PART 36 ON PLAN 66R19784 AND PARTS 1, 2 & 9, PLAN 66R19835 (S/E PARTS 2 & 4, PLAN 66R19533), CITY OF TORONTO; S/T AND T/W AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER AT30696; T/W AN EASEMENT OVER PART OF THE COMMON ELEMENTS OF TORONTO STANDARD CONDOMINIUM PLAN NO. 1614 DESIGNATED AS PARTS 1 AND 3 ON PLAN 66R19533 AS IN AT837546.



HIGHLIGHTS

- Two Bedrooms
- Two Bathrooms
- One Parking Spot
- One Locker
- 9' Ceilings
- Southwest Exposure with treed views
- Expansive floor plan
- Completely renovated (guttled, 2024-2025)

FEATURES

- Engineered light herringbone floors
- Caesarstone countertops
- Custom kitchen cabinetry
- Accent lighting throughout
- Induction cooktop
- Large island with storage and bar seating
- Electric fireplace
- Expansive primary suite with 5-piece ensuite
- Freestanding bathtub
- Second Bedroom or Office/Den with access to 3-piece bath
- Custom cabinetry in second bedroom
- Built-in walk-in pantry
- Hallways & main reception in building are being redecorated

- Optional Second Bedroom, Home Office, or Den.

BUILDING

- Thornwood One
- 163 suites over 10 floors
- Concierge
- 24-hour security
- Gym
- Courtyard
- Media & Party room
- Visitor Parking
- Managed by Crossbridge
- Guest suite

AREA FEATURES

- Steps to Summerhill
- Summerhill LCBO
- Numerous shops & restaurants
- Coffee shops
- Two subway stops within a short walk
- 15-minute walk to Yorkville
- 10-minute walk to Yonge & St. Clair Ave
- Community amenities
- Ramsden Park
- Short drive to Bayview & DVP

















SW3.ca



JAMES STRATHY WARREN*
ALEX OBRADOVICH*

SALES REPRESENTATIVES

*Chairman's Award Winner 2025

*Chairman's Award 2025

james@jameswarren.ca | 416.520.5704
alex@chestnutpark.com | 416.803.4140
O: 416.925.9191

Visit us at [SW3.ca](https://www.sw3.ca)



Chestnut Park® Real Estate Limited, Brokerage
1300 Yonge Street, Suite 100 | Toronto, ON M4T 1X3

The information contained in the fact sheet has been supplied to Chestnut Park® Real Estate Limited, Brokerage by the owner of the property. Chestnut Park has relied on the owner's representations for the purposes of preparing the fact sheet.