

8 Scollard Street – Suite #1103

Welcome to "The Lotus" located at 8 Scollard Street in the heart of Yorkville, world renowned for its shops, 5 Star Restaurants and nightlife.

Wow... this spectacular condominium has forever east views as well as north and south views of the city. It is an end unit apartment and has numerous tailored upgrades. There are marble floors throughout the majority of the apartment. There are floor to ceiling windows for extra brightness. The rooms are all a very good size and even accommodate a piano. The rooms gently open to one another for ease of space.

There is a beautiful private city balcony to watch the City at play & romantic night views.

It is the ideal split plan & so beautifully done with a spacious interior, making it feel like a home. The open gourmet kitchen is fitted with the finest appliances & ensuite laundry. There is an eat-in area to enjoy the idyllic vistas. In addition there is a good sized family room and dining room.

Just move in & enjoy. The building comes with amazing amenities from the gym, media room, to the steam room and yoga room. Pets are welcome. There are guest suites available. Found attached to the building is Cafe Di Portici, a modern European cafe & bar presenting updated Italian staples & housemade desserts.

There is 24 hr. front desk. And, in addition there are two owned well located parking spots & locker with easy access to the elevator.

This is simply a treat with an amazing lay-out. So cool, so romantic, so urban & located in the Village of Yorkville.

It's a gem & you will love it. The interior is approximately 1,718 square feet.

Offered at:	\$1,695,000.00
Taxes:	\$6,839.06 - 2015
Parking:	2 Underground Spots (Lv A 1 & 2 – Owned)
Private Locker:	1 Owned (Lv B – 26)
Comfort Systems:	Forced Air Gas & Central Air Conditioning Systems
Possession:	90 Days/TBA
Maintenance Fees:	\$1,407.86 per month (Includes: Heat, Air Conditioning, Hydro, Water, Common Elements, Building insurance and Parking.)

Reception:	Marble floor
	Chandelier
	Security system keypad
	Hall closet

Living Room:	Marble Floor Walk-out to balcony Skirt rails Chandelier South Views
Dining Room:	Marble Floor Chandelier Skirt rails Pantry closet Wall Sconces
Kitchen:	Marble Floor Thermador 5 burner electric stove Thermador hood fan Mirror backsplash Thermador microwave Thermador oven Warming drawer Double stainless steel sink Granite counter Eat-at kitchen Pin lights Subzero fridge/freezer
Family Room:	Marble floor East views 2 walk-outs to balcony Skirt rails
Office:	Marble Floor Built-in shelves Built-in desk
Master Bedroom:	Marble floor West, North and East views Walk-out to balcony Skirt rails Custom fitted for king bed Chandelier Wall sconces Double closet Walk-in closet

6 Piece Ensuite: His and Her sinks
Marble countertop
Marble floor
Renovated glass shower with rainhead
Kohler soaker Jacuzzi bathtub
Kohler toilet
Built-in TV
Towel rack
Marble shirt rails

2nd Bedroom: Marble floor
Skirt rails
Chandelier
South views

3 Piece Ensuite: Tiled shower
Renovated
Modern sink
Kohler toilet
Marble floor

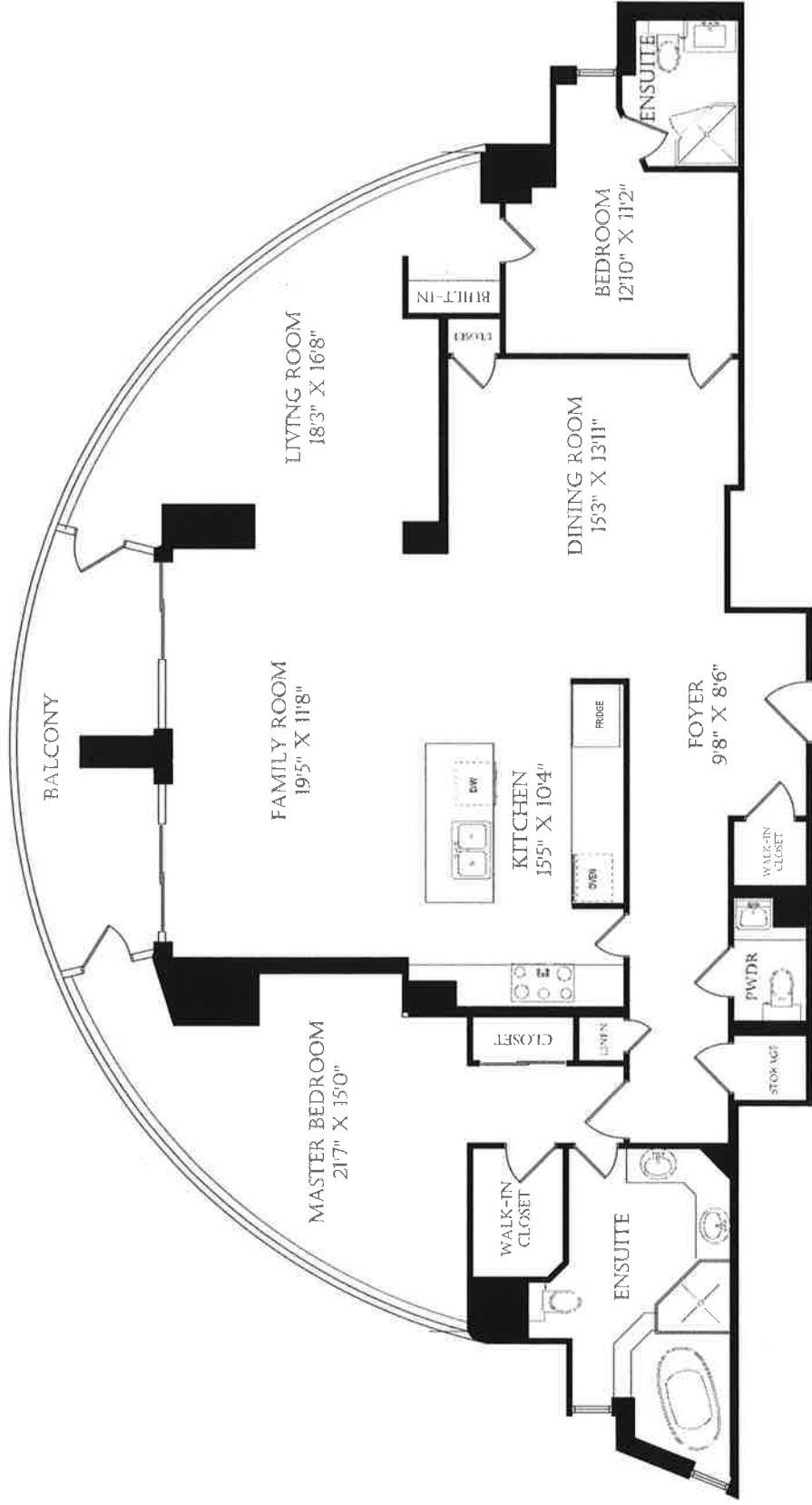
Powder Room: Marble floor
Skirt rails
Exposed concrete pillar
Kohler toilet

Laundry Room: LG Washer
LG Dryer

Extras: Closet for cleaning supplies

Inclusions: All attached light fixtures, All blinds, LG washer/dryer, Thermador electric stove, Thermador dishwasher, Subzero fridge/freezer, All attached built-ins.

8 SCOLLARD STREET, TORONTO



SUITE 1103
APPROX. 1718 SQUARE FEET

Schedule Agreement of Purchase and Sale

This Schedule B is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER, _____, and

SELLER, _____,

for the property known as _____

Agreement of Purchase and Sale dated _____

The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited is to be construed as expert legal, tax, or environmental advice.

The Buyer acknowledges that the deposit referred to herein shall be placed in Chestnut Park Real Estate Limited's (the deposit holder) statutory trust account which will earn interest at prime less Two point Two (2.20%) Percent. Provided that the interest earned is more than \$100.00 it shall be paid to the Buyer. Interest shall be paid to the date of completion only. No interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a Social Insurance Number for use on the required Revenue Canada T5 forms by no later than THIRTY (30) days following completion. Interest shall be paid to the SIN provider.

The Buyer's SIN is _____.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean any day, other than a Saturday, Sunday, or a statutory holiday in Toronto, Ontario, Canada.

This page must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 



Building Amenities

- Gym
- Manicure/Pedicure Room
- Yoga/Pilates studio
- Steam room
- Spa Lounge and Juice Bar
- Caterers Kitchen
- His and Her Lockers
- 24/7 Lobby and Concierge
- Games room
- Meditation Room
- Card Room with Fireplace
- Guest suites

For further information, please call:

James Strathy Warren

Sales Representative

Chairman's Award

Chairman's Award for sales volume in 2013*, 2014 and 2015

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Andrea Menzel

Broker

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Chestnut Park Real Estate Limited, Brokerage.

(416) 925-9191 – Office & Pager

Prospective Purchasers should satisfy themselves regarding the accuracy of the information contained in this feature sheet.

The information is provided by sources we believe to be reliable, but which may not be, and which we therefore cannot guarantee *Designate for 2013