

40 Rosehill Ave Penthouse B

~ Yonge & St Clair ~

Presented by **Janet Lindsay**, Sales Representative 416-925-9191

GRAND HALL / FOYER

- Two elevators provide direct access to the grand entrance of this magnificent suite
- Excellent ceiling height
- Pretty skylight offers lots of natural light
- Very large walk-in fitted closet
- Stone floor

ELEGANT LIVING ROOM

(Easily Living / Dining Room Combo)

- Entertain 20+ in style
- Halogen lighting
- Tall ceiling and expansive window wall provide maximum light, dramatic skyline and lake views and unparalleled evening drama from twinkling City lights
- Fireplace with traditional mantle
- Vast feature walls for art
- Open concept – Overlooks Dining Room and Sitting Room / Sunroom ideal for large scale gatherings
- Wood floor

SEPARATE DINING ROOM

(Potential to open to kitchen and convert to Family Room as Living Room large enough to be Living / Dining Room Combination)

- Halogen lighting
- Adjoins Living Room, easily seats 12+
- Open concept allows for relaxed family or guest get-togethers and excellent flow
- Wall of windows overlook renowned David A. Balfour Park
- Tall ceiling and expansive walls to feature art
- Recessed alcove with built-in glass display shelves
- Door to Kitchen allows for privacy during catered dinner parties
- Wood floor

BAR

(Could be turned into additional storage room as seen on 'Alternate Floor Plan')

- Custom built-ins with stone topped counter, mirrored backdrop and glass display shelves, halogen accent lighting, wine fridge and panelled cabinetry
- Excellent convenience for entertaining
- Access to emergency staircase
- Wood floor

SITTING ROOM / SUNROOM

(Year-round balcony equivalent)

- Domed ceiling
- Wrap around, floor to ceiling windows with two sliding glass doors to the balcony creating a light filled setting and boasting breathtaking views over David A. Balfour park, the City skyline and lake
- Wall mounted fireplace
- Wood floor

EXTERIOR WRAP AROUND BALCONY

- Bright south views
- Wonderful east views over Balfour Park
- Iron railing with glass inserts for unobstructed light and vistas

EAT-IN KITCHEN

- Sun filled and airy with big views over Balfour Park
- Beautifully scaled with ample upper and lower cabinets, stone counters, undercabinet lighting, double stainless-steel sink and wall of built-in pantry cupboards and appliances (*See list on Schedule A*)
- Large stone topped centre island provides generous preparation space, additional storage and deep pot drawers
- Easy access to Dining Room, ideal for catered events
- Overlooks roomy Breakfast Area
- Stone floor

BREAKFAST AREA

- Easily seats 4
- Peaceful and tranquil views over Balfour Park
- Built-in desk with cabinets and serving counter
- Stone floor

MASTER BEDROOM SUITE

- Halogen lighting
- Striking double door entry
- Well separated from principal rooms for privacy with fantastic open concept Den
- King Bed Area framed by a large window for extra light
- Tall ceiling and stylish wall of custom built-in bookcases with shelves above and cabinetry below
- Expansive walls for photo and/or art display
- Broadloom

OPEN CONCEPT DEN

- Halogen lighting
- Excellent sitting / desk area expands Master Bedroom Suite and has terrific southeast light filled views
- Wrap around, floor to ceiling solarium-style windows and two sliding glass doors to the balcony
- Broadloom

WALK-IN DRESSING ROOM

(Originally 3rd Bedroom – See 'Alternate Floor Plan')

- Walls of fitted closet systems including built-in hanging rods, shoe storage, shelves and drawers with ultra-convenient centre island with additional drawers and storage
- Park views
- Broadloom

ENSUITE – 6 Piece

- Stone topped vanity with lots of storage, His and Her sinks and mirrored cabinets above
- Soaker tub with marble surround and handheld showerhead
- Walk-in marble and glass framed shower with stone bench and rain showerhead plus handheld showerhead
- Marble clad walls
- Toilet and bidet
- Heated marble floor

SAUNA

- See 'Alternate Floor Plan' for original configuration of 2nd Bathroom and Powder Room with potential to re-create

SECOND BEDROOM

(Currently being used as Office)

- Open, lush park views
- Queen or Twin Bed size
- Tall ceiling and wall of custom built-in bookshelves and storage cabinets
- Double door closet
- Broadloom

SEMI ENSUITE 3-Piece TO BEDROOM #2 AND GRAND HALL

(Enlarged To Use As Combination Powder Room See 'Alternate Plan for potential to separate)

- Halogen lighting
- Pocket door from 2nd Bedroom
- Fabulous oversize trough style sink
- Glass framed shower
- Toto toilet
- Stone floor

LAUNDRY ROOM

- Full size washer and dryer
- Stainless steel sink with storage above and below, generous folding counter, built-in shelves and hanging rod
- Excellent utility storage
- Access to garbage chute
- Electrical panel
- Access to second emergency staircase

COMFORT SYSTEMS

- Fan Coil with forced air system distributes either heating or cooling throughout the suite
- Built-in humidifier, controlled by separate thermostat
- Lutron lighting system

AMENITIES

- Rare indoor pool
- Executive 24/7 Concierge Services
- Party / Meeting Room
- Gym
- 12 Visitor parking

PARKING: Owned Spot: LEVEL P2- #18 & #19

LOCKER: Exclusive Use B-29 (P2-#29)
Two lockers combined to create one large room.

MAINTENANCE FEE: \$3,682.63 per month

TAXES: \$9,415.20 (2019)

PET RESTRICTIONS: One dog or two cats. Weight of each pet not to exceed 20 lbs.

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see MLS for Schedules 'A' and 'B'