

8 Sultan Street

Penthouse 2

~ Yorkville / Hazelton Lanes / Bloor's 'Mink Mile' ~

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

Turn-key, approximately 3,000 square feet per floor plans

Unrivalled scale and proportions for easy adaptation whether traditional, mid-century, modern or contemporary favoured.

Expansive feature walls for art

Dramatic sightlines throughout and from one grandly scaled room to another

Custom details, sumptuous designer palette and luxury finishes throughout

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Dramatic wraparound walk-out Balconies from Living, Dining, Family Room, and Primary Suite plus roof-top Terrace from Den and Second Bedroom.

The main floor 47' long, west facing Great Room Balcony can be accessed from three pairs of French Doors in the principal rooms

The Family Room and Primary Suite walk-out adds light

The captivating roof top Terrace is approximately 370 square feet and is accessed from the Den and is adjacent to the Second Bedroom offering quintessential outdoor enjoyment in a trophy location

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The extraordinary interiors are spectacular and light filled for ultra sophisticated living and striking entertaining

Fabulous floor-to-ceiling Palladian style windows provide “big sky” day or night panoramas

Soaring ceiling heights, Skylights, lofty windows and a fireplace are the superior grace notes enveloping the versatile space

Airy design maximizes the flow between indoors and out

Well screened from the street and wonderfully sited between Sultan and Bloor, opposite the refined Windsor Arms, for low-key privacy

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This pivotal & distinguished architectural gem is discreetly positioned in the elegant block immediately south of Bloor, yet just steps from the unparalleled shopping and dining of Toronto’s esteemed “Mink Mile”

Discreet elevator access from lobby and underground garage to your floor

Only two suites on the penthouse floor of this exclusive smaller condominium prized for its iconic intimacy

Vibrant and elegant New York style luxury opposite historic Windsor Arms Hotel / Condominium on prestigious tree-lined street

Day or night, a choice suite immediately adjacent to the exciting heartbeat of Toronto

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Attentive, Executive Concierge Services Monday – Friday 10am – 6pm

Gym

2 owned parking spaces and 1 exclusive use locker

Visitor parking

Readily accessible to all forms of transportation including two subways, as well as the stunning international boutiques, prized shops, and gourmet restaurants on Bloor’s ‘Mink Mile’, exclusive private Clubs, renowned Hotels, and exceptional food Emporiums, this is a jewel. World class Galleries, Libraries and Museums, fabulous Opera, Ballet, Theatre and Concert Halls, the park-like campus of U of T and Queens Park are all within blocks. Direct access to the financial hub, Pearson International and the Island Airports, great spas and fitness facilities, the entirety of Toronto and its vibrant hub are at your feet.

Main Floor

FOYER

- Ultimate stately focal point staircase
- LED, wall sconce and chandelier lighting
- Crown moulding
- Two double door, fitted closets with ample storage
- Custom wall coverings
- Stone floor

LIVING ROOM

- Entertain large groups in style
- LED lighting
- Great Room style open concept encompasses Living / Dining / potential Library ideal for grand or intimate entertaining
- French doors to the spacious balcony provide dazzling daylight and alluring night drama
- Gas fireplace with stone surround and hearth
- Expansive walls for art
- Stone floor

DINING ROOM

- Seats 8-14 comfortably
- LED and chandelier lighting
- Built-in ceiling speaker
- Floor to ceiling window and French Doors to chic Balcony, provide maximum light
- French doors from Kitchen and open to Living Room allowing for easy flow and relaxed get-togethers
- Stone floor

BALCONY – 1 of 3 Outdoor Areas

(47'11" x 3'9" – Approx)

- Magical views
- A paradise of urban chic immediately adjacent to Bloor
- Overlooks top boutique hotel and tree-lined streetscape
- Conveniently located off Great Room (3 uses)
- Very private & peaceful

KITCHEN

- LED lighting
- Cooking and entertaining are a breeze in glamorous totally practical ultra-modern Kitchen with ample cabinets, deep cupboards, pull out drawers, under cabinet LED lighting, marble counters and backsplash and premium, integrated appliances
- Fabulous marble-top island, with bistro-style seating for four, stainless double steel sink, electrical outlet, plenty of cupboards and drawers for storage, and generous preparation space
- Overlooks Family Room
- Stone floor

FAMILY ROOM

- LED lighting
- Crown moulding
- Built-in speaker
- Walk-out balcony
- Large window
- Stone floor

LAUNDRY ROOM

- Overhead lighting
- Full-size appliances
- Custom built-in shelving
- Large window
- Stone floor

POWDER ROOM

- LED and wall sconce lighting
- Crown moulding
- Classic style vanity with stone countertop and undermount sink
- Stone floor

PRIMARY BEDROOM

- King size with room for Sitting Area
- LED lighting
- Crown moulding
- Large windows with French doors to Balcony
- Expansive walk-in fitted closet complete with built-in shelves, hanging rods and cubbies
- Additional double closet with custom drawers, shelves and hanging rods
- Stone floor

SPA ENSUITE 6-Piece

- LED lighting
- Custom stone topped vanity with 'His' and 'Her' sinks, flanked with custom cabinets on each side and ample storage below
- Wall to wall mirrors
- Glass and stone framed shower with rain and handheld showerheads
- Toto toilet and bidet
- Stone floor

Second Floor

DEN / HOME OFFICE / STUDY

- Open concept
- Skylight
- Track and wall sconce lighting
- French doors to large terrace with transom and side windows flood the room with natural light
- Wood floor

SECOND BEDROOM

- Queen or Twin bed size
- Walk-in closet with custom, floor to ceiling, built-in drawers, hanging rods, cubbies and shelves, a skylight and direct access to building stairwell
- Wall to wall, floor to ceiling windows
- Wood floor

ENSUITE BATH 4-Piece

- Skylight
- Stone topped vanity with mirror above
- Stone framed bathtub
- Stone framed shower
- Stone floor

TERRACE

(26' x 14'6" – Approx. 370 sf)

- Magical and rarely available New York style walled garden-like walk-out
- Electrical outlet
- Gas for BBQ hook-up
- Water tap for easy gardening
- Overlooks top boutique hotel and tree-lined streetscape
- Worldly yet cocooning and privacy enhancing on all sides

Comfort Systems

- Forced Air/Gas
- Heat pump
- Central air conditioning
- Security panel (*monitoring not included*)
- Electrical outlet and water source on Rooftop Terrace

AMENITIES

- Premium, top rated, in demand location
- Executive Concierge Services Monday to Friday 10:00am – 6:00pm
- Visitor parking
- Gym

PARKING: 2 Owned Spots: #4 – Unit 11, Level A
#5 – Unit 10, Level A

LOCKERS: Exclusive Use: #PH2, Level P2

POSSESSION: 30 Days / To Be Confirmed.

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