

70 Rosehill Ave Suite 406

~ Yonge & St Clair / Rosedale ~

Presented By **JANET LINDSAY**, Sales Representative **416-925-9191**

- Wonderful millwork throughout consists of crown mouldings, door casements and baseboards
- Rare double private elevators provide direct access to the spacious foyer (no communal halls!)
- Excellent ceiling height

WELCOMING FOYER

- Crown mouldings
- Double closet in adjacent hall
- Access to two emergency staircases
- Access to private refuse disposal
- Wood floor

LIVING ROOM

- Entertain 10-12 in style
- Ceiling lighting
- Built-in ceiling speakers
- Expansive virtually floor to ceiling window wall provides dramatic south views of David A. Balfour Park with city skyline backdrop
- Wood burning fireplace (*Building has a 'wood room' and concierge delivers firewood to suite upon request. Included in monthly maintenance fee.*)
- Lovely wall space for art
- Wood floors

DINING ROOM

(Originally Family Room)

- Easily seats 10-12
- Ceiling lighting
- Built-in ceiling speakers
- Custom recessed focal point art/display niche on south wall
- Wall to wall and virtually floor to ceiling windows with sliding door to Juliette Balcony allow for maximum light and spectacular 180-degree views of skyline and renowned David A. Balfour Park
- Expansive walls for art
- Wood floor

FAMILY ROOM

(Originally Dining Room)

- Clear south view
- Open to Living and Dining Rooms
- Ceiling lighting
- Built-in ceiling speakers
- Feature wall for art separates Kitchen
- Wood floor

KITCHEN

- Open south view
- Open concept
- Ceiling lighting
- Built-in speakers
- Ample counter and cupboard space to prep all your meals
- Stone countertops
- Built-in pantry
- Stainless steel double width sink with gooseneck faucet
- Under-cabinet lighting
- Wrap around waterfall counter easily adapted for breakfast bar
- Beverage bar alcove
- Door to separate laundry room
- Wood floor

SEPARATE LAUNDRY ROOM

- Ceiling lighting
- Full size washer and dryer
- Folding counter
- Built-in shelving

MECHANICAL ROOM

- Heat pump
- Extra storage

Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee.

This is not a representation of Chestnut Park Real Estate Limited.

POWDER ROOM - 2-PIECE

- Pedestal sink
- Stone floor

PRIVATE HALL TO PRIMARY BEDROOM/2ND BEDROOM OR STUDY / LIBRARY

- Double closet
- Door to Garbage Disposal
- Expansive walls for art
- Wood floor

PRIMARY BEDROOM SUITE

- Nicely separated from principal rooms for privacy
- Double door entry
- King size with room for Sitting Area
- Wall of floor to ceiling windows with walkout to very private and sheltered balcony
- Wood floor

HIS & HER CLOSETS

- Walk-in closet with built-in drawers, shelves and hanging rods
- Additional double door fitted closets for premium storage

ENSUITE – 7 Piece Spa Bath

- Ceiling lighting
- Deep tub with stone surround and handheld showerhead
- Separate shower with glass and stone surround, with sliding and rain showerheads
- Stone top vanity with his and her sinks
- Water closet with toilet and sink
- Sauna
- Stone floor

BALCONY (11'8" x 8')

- Allows for an integrated indoor, outdoor living experience
- Very private and peaceful, adjoining Primary Bedroom

SECOND BEDROOM / STUDY / LIBRARY

- Twin, Queen, or double bed size
- Beautiful custom wood built-in cabinets with desk, bookshelves, overhead lighting and ample cupboard space
- Floor to ceiling windows allow for an abundance of natural light
- Double door closet
- Hall to ensuite bath
- Wood floor

ENSUITE BATH - 3-PIECE

- Extra width vanity
- Glass framed shower
- Stone floor

COMFORT SYSTEMS

- Heat pump
- 24 hour Valet Parking (for owners & their guests)
- Locker is a separate room with solid door approximately 10'x8' (concrete walls, floor & ceilings)
- Security panel (*connects directly to Gatehouse Security. Included in monthly maintenance fee*)
- Wood burning fireplace (*Concierge delivers wood to suite. Included in monthly maintenance fee*)

AMENITIES

- Executive 24/7 Concierge Service
- 24/7 Gatehouse Security
- Firewood delivery (*Building has 'wood room' and concierge delivers firewood to suite upon request. Included in monthly maintenance fee*).
- Package delivery (*concierge delivers to suite*)
- Rare Indoor pools (*one located in each of North and South Towers*)
- Party Rooms (*one located in each of North and South Towers*)
- Gym (*Located in South Tower. Access via P1*)
- Excellent visitor parking
- Alarm panel in suite connects directly to Gatehouse Security (*Included in monthly maintenance fee*)
- Two electric car charging stations in underground garage. Owner to notify security when utilizing charging station and a nominal fee is charged to owner's credit card.

PARKING: 2 side by side owned Spaces: LEVEL P1,
A#16 & #17

LOCKER: Exclusive Use of locker S 16 (located on
level P2) Approximately 10' x 8' (TBC)

MAINTENANCE FEE: \$3,199.43 per month

TAXES: \$16,770.89 (2025)

PET RESTRICTIONS: Pets are allowed, maximum 1
dog and 1 cat per suite.

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