

40 Rosehill Avenue

Penthouse G

~ Yonge & St Clair ~

Presented by **Janet Lindsay & Michael Hamnett**, Sales Representatives 416-925-9191

GRAND HALL / FOYER

- Two elevators provide direct access to the grand entrance of this magnificently spacious suite
- Very open and welcoming
- Mirrored wall of closets
- Stone floor

WET BAR

(Could be turned into additional storage room)

- Fold back panelled doors
- Custom built-ins with mirrored backdrop and glass display shelves
- Stainless steel sink
- Excellent convenience for entertaining

ELEGANT LIVING ROOM

(Easily Living / Dining Room Combo)

- Entertain 20+ in style
- Tall ceiling and expansive window wall provide maximum light, dramatic skyline and lake views and unparalleled evening drama from twinkling City lights
- Woodburning fireplace with stone mantle and hearth
- Vast feature walls for art
- Open concept – Overlooks Dining Room and Family Room / Solarium ideal for large scale gatherings
- Broadloom

SEPARATE DINING ROOM

(Potential to open south wall of kitchen to create large adjoining Family Room as Living Room large enough to be Living / Dining Room Combination)

- Open concept allows for relaxed family or guest get-togethers and excellent flow
- Wall to wall, floor to ceiling windows
- Expansive walls to feature art
- Pocket doors to Living Room, Easily seats 12+
- French doors to Family Room / Solarium
- Stone floor

FAMILY ROOM / SOLARIUM

(Year-round balcony / heated solarium equivalent)

- Wrap around, floor to ceiling windows with 2 sets of sliding glass balcony doors creating a light filled setting and boasting city skyline and sunset views.
- Stone floor

EXTERIOR SLIMLINE WRAP AROUND BALCONY (1 OF 2)

- 2 sliding glass doors
- Iron railing with glass inserts for unobstructed light and vistas

EAT-IN KITCHEN

- Sun filled, bright and airy with big views
- Crown moulding
- Beautifully scaled with ample upper and lower cabinets, stone counters, undercabinet lighting, stainless-steel sink and wall of built-in cupboards and new, barely used 2024 appliances (See Schedule B)
- Easy access to Dining Room, ideal for catered events
- Sliding door to Foyer and Hall to Bedrooms
- Overlooks roomy Breakfast Area with wall of windows
- Stone floor

BREAKFAST AREA

- Easily seats 4 – 6
- Wall to wall, floor to ceiling west facing windows flood the kitchen with light
- Additional built-in upper and lower cabinets with stone counters and undercabinet lighting
- Stone floor

POWDER ROOM – 2 Piece

- Stone topped vanity with cabinet below for storage and large mirror above
- Stone floor

PRIMARY BEDROOM

- Big window wall for light
- Well separated from principal rooms for privacy
- Expansive walls for photo and/or art display
- Broadloom

WALK-IN CLOSET

- Fitted closet system including built-in hanging rods, shoe storage, shelves and drawers
- Broadloom

ENSUITE – 5 Piece

- Stone topped vanity with lots of storage, and mirrored wall above
- Tub with stone surround
- Walk-in stone and glass framed shower
- Stone clad walls
- Toilet and bidet
- Stone floor

SECOND BEDROOM

(Could easily form part of Primary Suite if door moved to hall to provide double door entry to Primary Suite)

- Wrap around windows and second slimline balcony with 2 sliding glass doors and custom remote blinds (included)
- Walk-in closet
- Broadloom

THIRD BEDROOM

- West facing wall of floor to ceiling windows for lots of light
- King Bed size
- Mirrored wall of custom built-in closets
- Broadloom

FOURTH BEDROOM

- West facing wall of wall floor to ceiling windows for lots of light
- King or Twin bed size
- Broadloom

HALL BATH – 4-Piece

- Vanity with lots of storage, and mirrored wall above
- Tub with handheld shower head
- Additional built-in cabinet for extra storage
- Stone floor

LAUNDRY ROOM

- Full size washer and dryer
- Stainless steel sink with cabinets above and below for storage
- Excellent utility storage
- Access to garbage chute
- Electrical panel
- Access to emergency staircase

COMFORT SYSTEMS

- Fan Coil with forced air system distributes either heating or cooling throughout the suite
- Security alarm, connected to concierge for peace of mind

AMENITIES

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

PARKING

3 Owned Spots: Level A - #17
Level B - #8 & 9

EV Chargers: Speak to LA re: condo policy

LOCKER

2 exclusive use lockers: (concrete walls, entirely private rooms with fire steel doors):
Level P1, #13 (marked 13 A, approx. 10'x10')
Level P2, #28 (marked 28 B, approx. 10'x12')

MAINTENANCE FEE: \$5,020.88 per month

TAXES: \$12,284.08 (2025)

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 Schedule 'B'