55 Prince Arthur

Suite 903

Yorkville ~ Bloor Street ~ Annex

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

Main Level

- Spectacular views to CN Tower
- 2 Balconies
- Oversized rooms
- Great walls for art
- Steps to Subway
- Very flexible plan allows for potential 3 BR or 4 BR (ask for previous owners plan where Ens Bath in present DR removed)

GRAND FOYER

- Double door entry ideal for moving large furniture
- Coffered ceiling
- Great walls for art
- Double door guest closet
- Access to 2–Piece
- Stone floor

GALLERY / HALL TO FAMILY ROOM AND 2 OF 3 BEDROOMS

- Walk-in cloak closet with custom shelves, organizers and door to mechanical closet
- Separate hall to Primary Suite and Third Bedroom, Kitchen, Laundry Room, Furnace / Storage Room and Second Bedroom adds to privacy
- Expansive walls for art or family photos
- Stone floor

LIVING ROOM

- Crown moulding
- LED pot lights
- Floor to ceiling, wall to wall windows overlooking the wonderfully open and expansive cityscape
- Built-in fireplace flanked by custom shelves with undermount lighting
- Open concept to Kitchen desk Area and Family / Breakfast Room ideal for formal or family dinner parties
- Wood floor

DINING ROOM
(Could also be 4th Bedroom – see alternate plans)

- Crown moulding
- Walk-out to first of two private balconies overlooking the expansive cityscape with focal point CN Tower on horizon
- Expansive walls for art
- Built-in shelves with overhead lighting
- Wood floor

FAMILY ROOM

- Crown moulding
- LED Pot lights
- Floor to ceiling, wall to wall windows overlooking the wonderfully open and expansive cityscape
- Wall of built-in custom bookshelves and cupboards
- Deep baseboards
- Wood floor

KITCHEN

- Spacious new Eat-in Kitchen with ample storage, built-in appliances, double stainless-steel sinks, granite counters, undercabinet lighting, deep pull out drawers and wall of Pantry cupboards
- Crown moulding
- LED pot lights
- Large, stone topped wrap around island with seating for 6 and shelves for wine and plenty of storage
- Built-in wall of open concept combination office, bar, desk and/or pantry storage
- Walk-out to first of two private balconies shared with Dining Room overlooking the expansive cityscape with focal point CN Tower on horizon
- See schedule B for Deluxe appliances
- Wood floor

BREAKFAST AREA

- Open to Kitchen
- Crown moulding
- Floor to ceiling, wall to wall window overlooking the cityscape
- Deep baseboards
- Wood floor

POWDER ROOM

- Crown moulding
- Floating vanity with mirror above
- Deep baseboards
- Stone floor

PRIMARY BEDROOM

- Very private with dramatic double door entry
- King size with large Sitting Area and double door entry
- Expansive walls for photo and/or art display
- Crown moulding
- Pot lights
- Raised fireplace feature wall with alcove shelves for easy storage of electronics or fitness equipment
- Fireplace
- Expansive windows including large window bay for spectacular light and views
- Deep baseboards
- Wood floor

DRESSING ROOM / WALK-IN CLOSET

- Custom shelves, organizers and large center island with drawers
- Additional walk-in closet with shoes and accessories organizers
- Large window for natural light
- Wood floor

ENSUITE 6-Piece

- Double vanity with his and her sinks, mirror with vanity lights above and under sink cupboards for plenty of storage
- Water closet with cabinet and countertop
- Large soaker tub with jets and stone surround
- Walk-in shower with glass and marble walls and rain and handheld showerheads
- Stone floor

SECOND BEDROOM

- King size
- Walk out to balcony
- Wall of built-in bookshelves and double desks
- Large walk-in closet with custom organizers, overhead lighting and wood floor
- Additional walk-in closet
- Wood floor

ENSUITE 4-Piece

- Stone topped double vanity with his and her sinks and mirror above cupboards below
- Large soaker tub with stone surround
- Walk-in shower with glass and marble walls and rain and handheld showerheads
- Toilet and bidet
- Tile floor

THIRD BEDROOM

- Floor to ceiling, wall to wall windows
- Double closet
- Wood floor

HALL BATH – 2-Piece (Second of two 2-piece Hall Baths)

- Crown moulding
- Floating vanity with mirror above
- Deep baseboards
- Stone floor

LAUNDRY ROOM

- Access off Gallery/Hall
- Opaque glass door
- LED pot lights
- Full size washer and dryer
- Wall to wall cabinet with stone countertop, large stainless steel laundry sink and cupboards above and below for storage
- Closet for additional storage

FURNACE ROOM (2nd of two with 1stbeing inside Cloak Room)

- Access off Gallery/Hall
- Furnace

COMFORT SYSTEMS

- 2 Furnaces
- 2 Hall Baths (2-Pcs)
- Self controlling thermostats for individually adjusted comfort
- Heat Pump *(Owned)*
- Alarm panel

ADVANTAGES

- Premium location, top rated, in demand hub!
- Smoke Free Building as of October 1st, 2018
- Numerous building updates extra details on amenities
- Building: Cooling tower replaced (2018)
- Building: Make-Up air units replaced to include humidification in corridors (2016)
- Building: Booster-pump replacement (2016)
- Building: Relining and retiling of pool (2015)
- Building: Retro fit of Common Area lights to LED (2021)
- Building: Guest Suite updated (2020)

NB: All Building comments provided by third Parties. Buyer to satisfy self as seller makes no representation and warranties.

AMENITIES

- Fabulous amenities and unrivalled services
- Rare indoor pool
- Hot tub
- Exercise Room (2020)
- Sauna
- Guest suite $125 per night
- Executive 24/7 Concierge Services
- Valet parking
- Concierge will assist with groceries to owner's suite
- Visitor parking for guests
- Condo halls and doors updated (2015-2016)
- Fabulous Party Room & Rooftop deck with BBQ & Sitting Area refurbished (2015-2016)
- New elevators – Both extend to Roof Garden (2018)
- Lobby refurbishment (2024)

PARKING: Two Owned Spaces *(One with EV charger)*
LEVEL A, #15 & 16
6 visitor parking spots

2 LOCKERS: **Exclusive Use**
Management allocates on closing.

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