



# 25 Maitland Street

Unit #508

Spectacular, chic and luxurious suite in the prestigious “Cosmopolitan” building that absolutely delivers the “WOW” factor! This exceptionally stylish and fully renovated condominium with 2+1 bedrooms and high-end finishes throughout, offers an amazing layout with 1,222sf of stunning open concept contemporary living space and a desirable split bedroom design.

The gourmet chef’s kitchen is an entertainer’s dream and features granite countertops, custom built cabinetry and brand new stainless steel appliances. Relax and unwind in two spacious bedrooms with luxurious spa-inspired washrooms and generous sized closets.

The dramatic wall-to-wall windows throughout create a stunning backdrop in this sun-filled corner unit with panoramic south and west city views equally dramatic both day and evening.

This well managed condominium also offers endless amenities including a rooftop pool and deck, fitness facilities, running track, sauna and a newly renovated party room for larger scale entertaining. The building also offers guest suites, a games and billiards room, an indoor whirlpool, visitor parking and top notch concierge staff available 24 hours/day. Additionally, the building will be undergoing a common area renovation that will include an updated design and replacement of all hallway carpets, walls and lighting.

Enjoy all that the city has to offer and all within walking distance along the Yonge and Church Street corridor including restaurants, movie theatres, parks and shopping galore. With a walk score of “99” this building is just steps away to Wellesley subway, Yorkville, U of T, Dundas Square etc . . .

*Truly turnkey . . . Just move in and enjoy!*



This fully renovated and luxurious suite includes an abundance of brand new and custom features throughout: engineered hardwood floors, superior sound proofing underlay with advanced sound absorption to reduce vibration and noise, solid wood doors and custom door casings, six-inch baseboards, new window sills, an oversized walk-in coat closet, freshly painted walls and custom sprayed ceiling.

**VESTIBULE:**

- Located off of the foyer, the vestibule leads to two bedrooms, a large walk-in closet, laundry and three-piece washroom



**LIVING ROOM:**

- Spacious and sun-filled overlooking the city with spectacular views and southwest exposure providing abundant natural sunlight
- Hardwood floor
- Combined with dining room



**DINING ROOM:**

- Dramatic curved oversized windows overlook the city and provide abundant natural light
- Combined with living room
- Hardwood floor
- Crystal chandelier



**KITCHEN:**

- New custom-built cabinetry with upgraded Manhattan style millwork and soft-close drawers and doors
- New stainless steel appliances
- Granite counter top in cosmic black
- Marble backsplash
- Extra deep under mount double stainless steel sink with chrome pull down faucet
- Under cabinet lighting
- Custom storage including pull-out spice rack
- Italian porcelain floor for durability and easy maintenance







**MASTER BEDROOM:**

- Spacious and private master suite with ample clearance
- Dramatic wall-to-wall windows with south city view
- His and her double closets
- Luxurious four-piece ensuite
- Hardwood floor
- Pot lights



**FOUR-PIECE ENSUITE:**

- Luxurious, serene and spa-inspired sanctuary
- Italian Montenegro marble and coordinating Italian porcelain throughout
- Custom built frameless glass shower with rain shower head
- Custom built vanity with soft close drawers and upgraded rectangular sink
- Luxurious drop-in soaker tub
- Medicine cabinet
- Pot lights



**SECOND BEDROOM:**

- Spacious bedroom with ample clearance
- Dramatic wall-to-wall windows with south city view
- Large double closet
- Hardwood Floor



**DEN OR GUEST BEDROOM**

- Spacious and bright den or guest bedroom
- Dramatic wall-to-wall windows with south and west city view
- Closet
- Hardwood floor



**THREE-PIECE WASHROOM:**

- Luxurious, serene and spa-inspired sanctuary
- Italian Montenegro marble and coordinating Italian porcelain throughout
- Custom built frameless glass shower with rain shower head
- Custom built vanity and upgraded rectangular sink
- Medicine cabinet
- Pot lights



**OVERSIZED WALK-IN CLOSET:**

- Oversized walk-in closet with plenty of shelving, soft-close drawers and hanging space
- Crystal chandelier and pot lights







- TAXES: \$2,921.20 in 2015
- PARKING: One owned underground parking space (P1 #43)
- LOCKER: One owned locker (P1 #55A)
- MAINTENANCE: \$1,045.00/month  
(includes all utilities and basic cable)
- POSSESSION: Immediate or to be determined
- APPLIANCES & INCLUSIONS:
- Washer and dryer
  - Maytag Stainless steel refrigerator/ freezer combination
  - Maytag Quiet Series 300 stainless steel dishwasher
  - Maytag stainless steel electric cook top and oven
  - Samsung stainless steel microwave and hood fan combination
  - Extra deep under mount double stainless steel sink with chrome pull down faucet
  - All electric light fixtures including crystal chandeliers
  - All window coverings
  - One parking space and one locker

VIRTUAL TOUR, FLOORPLAN & PHOTOS:  
<http://toursler.com/25-maitland-508>

OFFERED FOR SALE AT \$639,900.00  
 [Seller Kindly requests Certified Deposit To Be Attached To Offer]

ADDITIONAL INFORMATION:

- 1,222 sq.ft. of pure luxury
- Fully remodelled from floor to ceiling
- Plenty of custom features and high-end finishings fitted for the most discerning buyer
- Sun-filled corner unit with southwest exposure
- Extremely rare split 2+1 bedroom design (den with door and closet. Condo by-laws for 2 bedroom unit still apply)
- Built-in alarm system (monitoring extra)
- Brand new six-inch engineered hardwood floors throughout
- Superior soundproofing underlay with advanced sound absorption to reduce vibration and noise
- All new solid wood doors and custom door casings
- Hand-painted six-inch baseboards throughout
- Freshly painted walls, including custom sprayed ceiling
- New crystal chandeliers throughout
- Top-notch on-site property management, well managed condo board with healthy reserve
- 24-hour concierge
- Fitness facilities
- Rooftop swimming pool and deck
- Running track
- Indoor whirlpool and sauna
- Guest suites
- Visitor parking
- Newly renovated party room
- Billiards room
- Library
- Cobblestone courtyard
- Newly painted building exterior
- Common element overhaul renovation in coming months (updated design and replacement of hallway carpet, walls, lights etc.)
- Walk score of "99" with Wellesley Station, Ryerson, U of T, Eaton Centre, Yorkville, hospital and restaurants only steps away



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