



70 Roehampton Avenue  
Suite 2411

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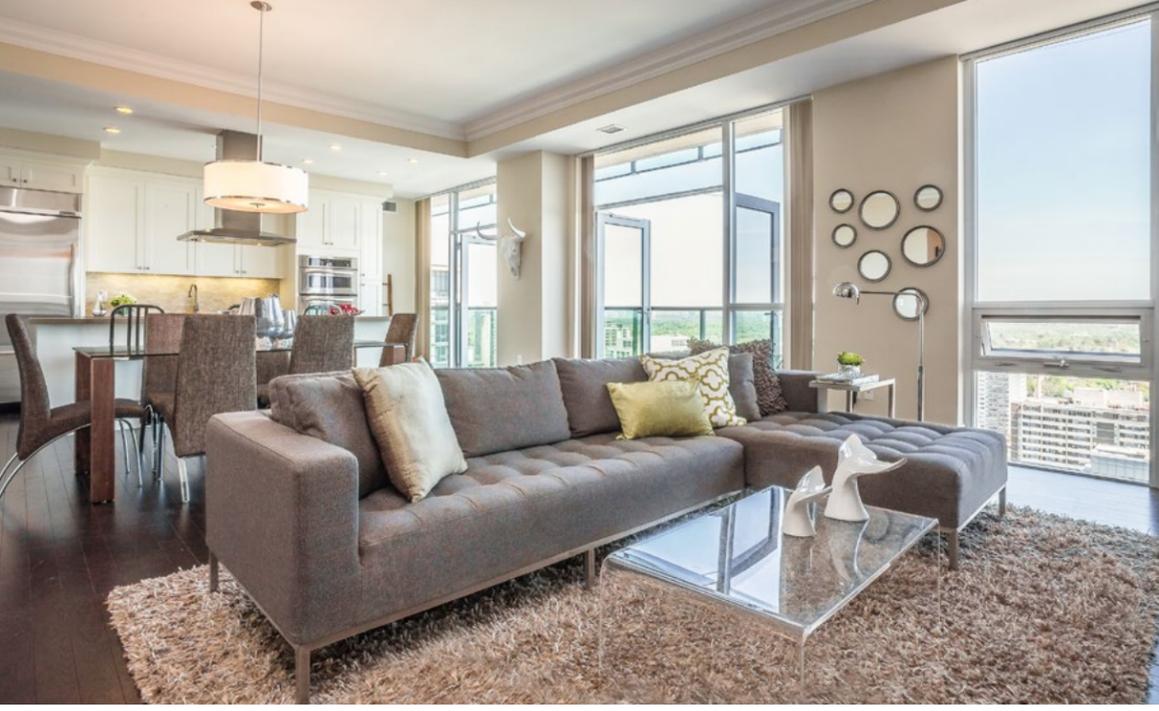
Spectacular urban chic lower penthouse suite in the prestigious "Republic" building by Tridel. This exceptionally stylish "Signature Collection" condominium with 2+1 bedrooms and upgraded finishes throughout, offers an amazing layout with over 1700sf of stunning open concept contemporary living space and a desirable split bedroom design.

The gourmet chef's kitchen is an entertainer's dream and features Caesarstone countertops, a breakfast bar with seating for four people and a pantry. Relax and unwind in two spacious bedrooms with luxurious ensuite washrooms & generous sized closets plus a separate den.

The soaring 10' ceilings and dramatic floor to ceiling windows throughout create a stunning backdrop to the panoramic city views which include a view of the lake. The expansive east facing balcony along the length of the suite offers an outdoor space from which to enjoy the city vistas equally dramatic both day and evening.

In addition, the LEED certification provides independent verification of the buildings green features which means healthier, more productive spaces and reduced stress on the environment by encouraging energy and resource efficiency. This well managed condominium also offers endless amenities including an outdoor cabana lounge, "spa like gym" with steam room and sauna and a party room for larger scale entertaining. The building also offers guest suites, a games & billiards room, an indoor pool, media room, BBQ area, visitor parking and a top notch concierge staff available 24 hours/day.

Enjoy all that the city has to offer and all within walking distance along the Yonge Street corridor including restaurants, movie theatres, parks & shopping galore. Top rated schools including North Toronto Collegiate Institute & Northern Secondary. Steps to the subway, TTC and Metro. Truly turnkey...just move in and enjoy!



**FOYER:** 1 11.28' X 9.38'

- Double closet

**POWDER ROOM:**

- Two Piece

**LIVING ROOM:** 22.47' x 20.66'

- Dramatic oversized windows overlook city & provide abundant light
- Custom built-in cabinetry & shelves
- Electric fireplace with contemporary glass tile surround
- Hardwood floor
- Combined with dining room

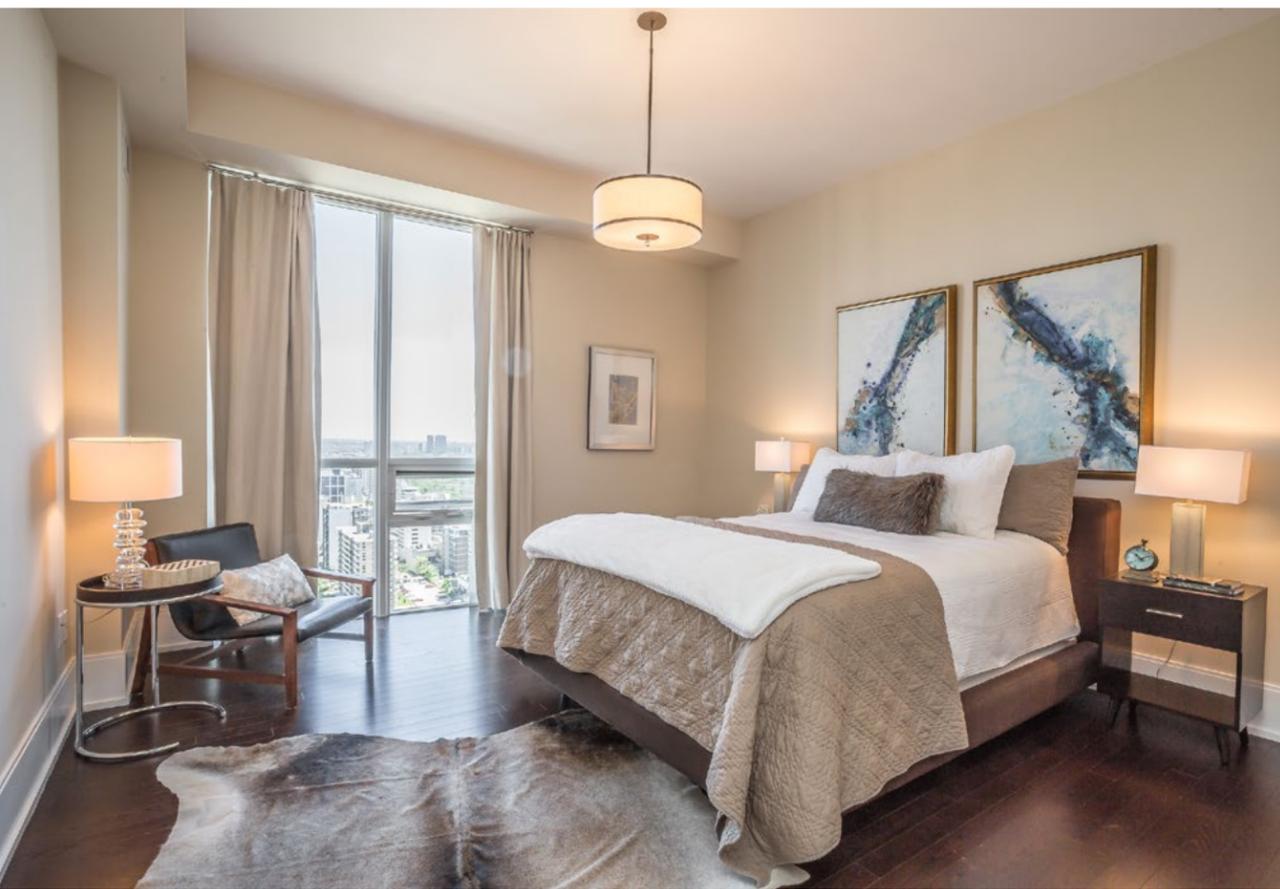
**DINING ROOM:** 21.58' x 20.66'

- Dramatic oversized windows overlook city & provide abundant light
- Walkout to balcony
- Combined with living room
- Hardwood floor

**KITCHEN:** 16.99' x 8.17'

- Gourmet eat-in open concept kitchen
- Custom cabinetry
- Custom designed island with breakfast bar with seating for 4 people
- Caesarstone counter tops
- Double stainless steel sink with pull down faucet
- Pot lights
- Kitchen Aid stainless steel appliances
- Pantry
- Walkout to balcony
- Hardwood floor





**MASTER BEDROOM:** 13.58' x 13.58'

- Spacious master suite with 10' ceiling
- Luxurious 5 piece ensuite
- Large walk-in closet
- Dramatic window with city view
- Hardwood floor

**SECOND BEDROOM:** 12.17' x 9.97'

- Spacious suite with 10' Ceiling
- Luxurious 3 piece ensuite
- Two large closets
- Dramatic window with city view
- Hardwood Floor

**DEN:** 11.28' x 7.97'

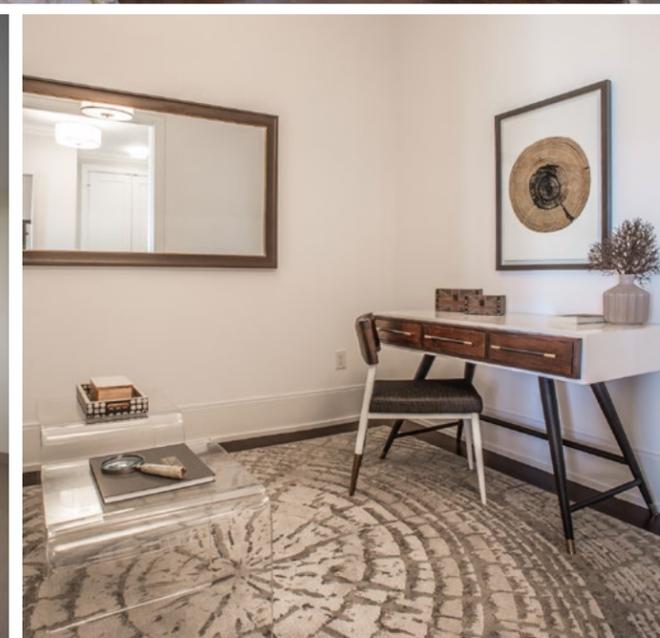
- Hardwood floor

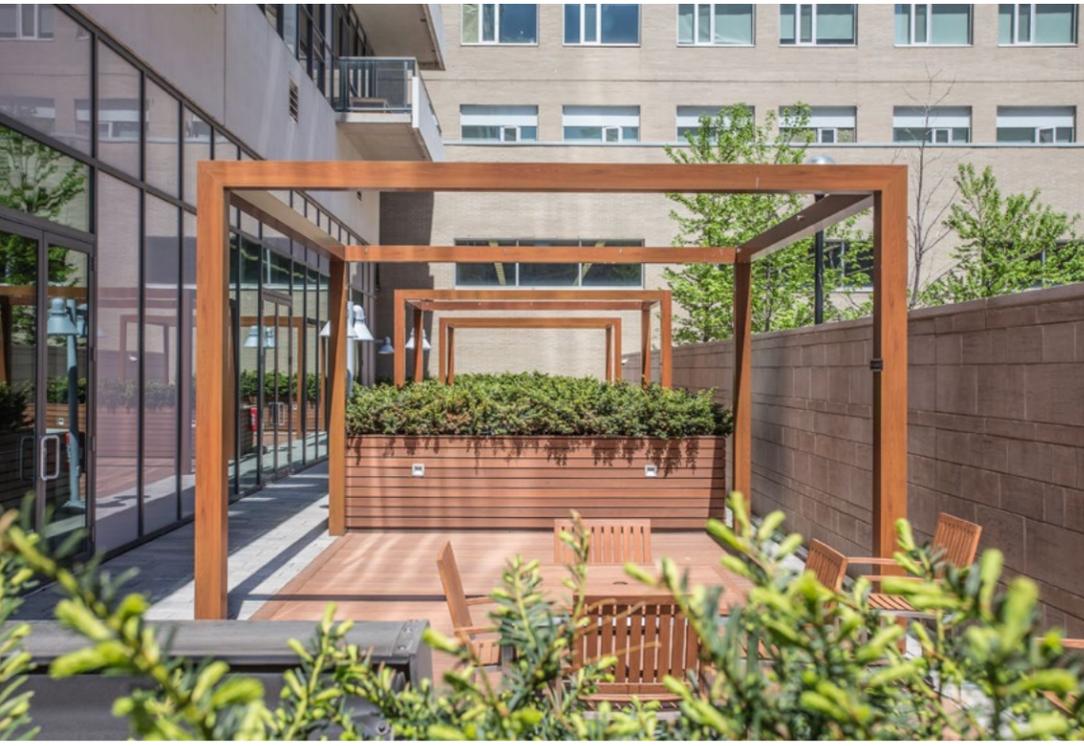
**BALCONY:**

Expansive balcony (electric BBQ permissible)

**LAUNDRY ROOM:**

Separate oversized laundry room with built-in storage and sink





TAXES: \$6,141.97 in 2014

PARKING: Two owned underground parking spaces near elevator (Level C #29 and #30)

LOCKER: One owned locker #207 Level C

MAINTENANCE: \$876.06/month (includes common elements, building insurance & parking)

UTILITIES: As a LEED certified building, the current owner's monthly provident bill has been approximately \$68/month which includes electric, hot water, thermal heat and thermal cool. The unit also has an energy recovery ventilator (ERV) which adds increased efficiency.

POSSESSION: Immediate or to be determined

#### APPLIANCES & INCLUSIONS

- Separate laundry room with Whirlpool washer and dryer, sink and built-in storage
- Kitchen Aid stainless steel refrigerator/ freezer combination
- Kitchen Aid stainless steel dishwasher
- Kitchen Aid stainless steel electric induction cooktop
- Kitchen Aid stainless steel oven/ microwave combination
- Kitchen Aid stainless steel range hood
- Double stainless steel sink with pull down faucet
- Caesarstone island with breakfast bar and seating for 4 people
- Electric Fireplace with contemporary glass tile surround and custom built-in cabinetry & shelves
- All electric light fixtures
- All window coverings
- Sharp TV
- Locker
- Two car parking near elevator

OFFERED FOR SALE AT \$1,288,000  
 [Seller Kindly Requests Certified Deposit To Be Attached To Offer]



## Erin Ashby, Sales Representative

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