

25 Scrivener Square

Suite #215



A spectacular, urban and rarely available suite located in, "Thornwood II", one of Toronto's most sought after and prestigious buildings by Cresford Developments. Perfect for professionals, downsizers and families alike, this exceptionally stylish unit offers an amazing layout with 770sf of open concept living space and a desirable split bedroom design.

The gourmet chef's kitchen is an entertainer's dream that features granite countertops and a breakfast bar with seating for three people. Relax and unwind in two spacious bedrooms each with a designated washroom & generous sized closets. This unit also includes a security system and well located parking and locker space.

The dramatic wall-to-wall windows throughout create a sun-filled space and the private balcony overlooks a tranquil courtyard and offers a quiet outdoor space from which to enjoy the garden and city vistas. It is the perfect setting for entertaining and/or relaxing.

This well managed condominium also offers endless amenities including top notch concierge staff available 24 hours/day, valet parking, and hotel-style guest suites. In addition, the building offers plenty of visitor parking, bicycle racks, a gym, billiards room and party room that opens onto a large terrace with tables and BBQ for larger scale entertaining.

Enjoy all that the city has to offer and all within walking distance along the vibrant Yonge Street corridor including the Summerhill shops, fine restaurants of Yorkville, LCBO Flagship store and designer boutiques. With a walk score of "88" this building is just steps away to the subway and TTC, movie theatres, art gallery's, a multitude of parks perfect for fresh air and walking your dog and great public/private schools. Truly turnkey...just move in and enjoy!



FOYER:

- Coat closet with built-in shelving
- Security system
- Flush mount ceiling light
- Crown moulding
- Hardwood floor



LIVING ROOM:

- Spacious and sun-filled overlooking the tranquil courtyard with spectacular and dramatic floor-to-ceiling French doors and windows
- Walkout to a private balcony with garden and city views
- Combined with dining room and kitchen
- Window shades
- Crown moulding
- Hardwood floor

DINING ROOM:

- Combined with living room and kitchen
- Track light
- Crown moulding
- Hardwood floor





KITCHEN:

- Gourmet open concept kitchen with breakfast bar for 3 people
- Granite countertops
- Double stainless steel sink with pull down spray faucet
- Whirlpool appliances
- Track light
- Crown moulding
- Hardwood floor





MASTER BEDROOM:

- Spacious master suite
- Double closet with built-in shelving
- Large windows with courtyard view
- 4-piece ensuite washroom with marble finishes, oversized vanity and pot lights
- Window shades
- Crown moulding
- Hardwood floor

SECOND BEDROOM:

- Spacious 2nd bedroom
- Double closet
- Large windows with courtyard view
- Stacked LG washer and dryer
- 4-piece washroom with marble countertop
- Window shades
- Crown moulding
- Hardwood Floor

BALCONY:

- Private balcony overlooking the tranquil courtyard with garden and city views



ADDITIONAL INFORMATION:

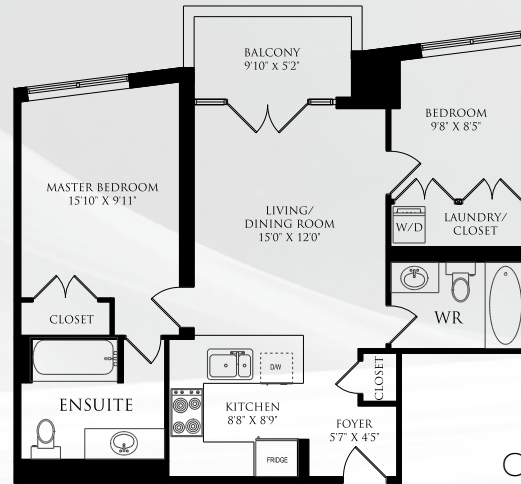
- TAXES: \$3,306.00 in 2016
- PARKING: One owned underground parking space (Level A # 12)
- LOCKER: One owned locker space (Level 1 # 11)
- MAINTENANCE: \$629.26/month (includes common elements, building insurance, parking, heat/AC and water)
- POSSESSION: Immediate or to be determined

APPLIANCES & INCLUSIONS:

- LG washer and dryer
- Whirlpool refrigerator/ freezer combination
- Whirlpool dishwasher
- Whirlpool electric cook-top and oven
- Range hood
- Double stainless steel sink
- Panasonic Microwave
- All electric light fixtures
- All window coverings and hardware
- One parking space
- One locker

EXCLUSIONS:

- Mirror in 2nd washroom



UNIT #215
APPROX 770 SQUARE FEET
CEILING HEIGHT 9'0"

25 Scrivener Square
Toronto, ON
HOODQ HIGHLIGHTS

Erin Ashby & Brittany Poole
416.276.4849
erinashby.com

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighborhood. There are also 2 Catholic schools and 2 private schools within 1.86km of this address.



Rosedale Junior Public School
Grades PK to 6 (Assigned)
22 South Dr.
0.68 KM

Deer Park Junior and Senior Public School
Grades PK to 8 (Assigned)
23 Ferndale Ave
0.95 KM

Jarvis Collegiate Institute
Grades 9 to 12 (Assigned)
495 Jarvis St
1.88 KM

Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E
1.9 KM

PARKS & REC.

This home is located in park heaven, with 7 parks and a long list of recreation facilities within a 20 minute walk from this address.



Pricefield Road Playground
50 Pricefield Rd
0.04 KM
1 min

Lionel Conacher Park
80 Cottingham St
0.34 KM
5 min

David A. Balfour Park
240 Mount Pleasant
0.41 KM
6 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Dog Park	7 Playgrounds
4 Wading Pools	2 Sports Fields
20 Tennis Courts	1 Basketball Court
1 Splash Pad	3 Ball Diamonds
3 Rinks	1 Track
3 Trails	1 Picnic Facilities

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 3 minute walk away.

Nearest Street Level Transit Stop
Yonge St At Macpherson Ave
3 min

Nearest Rail Transit Stop
Summerhill Station
3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.47km.

Fire Station
20 Balmoral Ave
0.69 KM

Police Station
40 College St
2.19 KM

University Health Network - Toronto General Hospital
Eaton Building
2.47 KM

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Coffee 0.1 KM **Gas Station** 0.2 KM

Gym 0.2 KM **Cleaner** 0.3 KM

Pharmacy 0.7 KM **Grocery** 0.9 KM

OFFERED FOR SALE AT \$789,000

OFFERED GRATEFULLY REVIEWED ON WEDNESDAY FEBRUARY 22nd @7pm
STATUS CERTIFICATE AVAILABLE UPON REQUEST

[Seller Kindly requests Certified Deposit To Be Attached To Offer]

THE ASHBY POOLE TEAM #2 TEAM at Chestnut Park Real Estate Limited, Brokerage in 2016***

***Gross Commission Earned



Brittany Poole
Sales Representative

Chestnut Park Real Estate Ltd., Brokerage
www.brittanypooles.com

Cell: 647-822-5730
Office: 416-925-9191
brittany@theashbypooleteam.com



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Sales Representative *Ashby****

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Chestnut Park Real Estate Ltd., Brokerage
www.erinashby.com

Cell: 416-276-4849
Office: 416-925-9191
erin@theashbypooleteam.com