

25 Scrivener Square

Suite #315



A spectacular, urban and rarely available corner suite with private elevator 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 condominium with 2 bedrooms, 2 full washrooms and upgraded finishes throughout, offers an amazing layout with over 1200sf of stunning open concept living space and a desirable split bedroom design.

The grand living room and dining room area has walls of windows with a prominent view of the iconic clock tower and a gas fireplace making it perfect for both formal entertaining and casual evenings. The tranquil master bedroom has a four piece ensuite, "His and Her" closets and French doors that open to a Juliette Balcony. Enjoy time together in the family room and gourmet chef's kitchen with gas stove, granite countertops, breakfast bar with seating for three people and stainless steel appliances.

Walkout from the family room to your own private balcony that overlooks the

tranquil courtyard and offers a quiet outdoor space from which to enjoy the garden and city vistas equally dramatic both day and evening. 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:

- Private elevator
- Two coat closets with built-in shelving and one custom built-in linen closet
- Stacked washer and dryer
- Wainscoting
- Crown moulding
- Pot lights
- Security System
- Granite floor with polished finish



LIVING ROOM:

- Spacious with three grand windows that provide city views and abundant natural light
- Gas fireplace with decorative wood mantel and marble surround
- Sheer draperies and hardware
- Crown moulding
- Hardwood floor
- Combined with dining room



DINING ROOM:

- Spacious with three grand windows that provide city views and abundant natural light
- Chandelier
- Sheer draperies and hardware
- Crown moulding
- Hardwood floor
- Combined with living room



KITCHEN:

- Gourmet open concept kitchen with plenty of storage and breakfast bar for 3 people
- Granite countertops
- Double stainless steel sink
- KitchenAid side by side refrigerator/ freezer with water and ice dispenser
- Miele dishwasher
- Gas cook-top
- Hood fan
- Whirlpool oven
- Panasonic microwave with trim kit
- Track light
- Crown moulding
- Hardwood floor
- Combined with family room



FAMILY ROOM:

- Custom built-in cabinetry and shelves
- French door walkout to private balcony with city and garden views including a prominent view of the iconic clock tower
- Chandelier
- Sheer draperies and hardware
- Crown moulding
- Hardwood floor
- Combined with kitchen



MASTER BEDROOM:

- Spacious master suite
- His and Her" closets with built-in shelving and one custom built-in unit
- French doors open to Juliette balcony with city view
- 4-piece ensuite washroom with granite and marble finishes
- Draperies and hardware
- Track light and sconces
- Crown moulding
- Broadloom

SECOND BEDROOM / OFFICE:

- Closet
- 3-piece washroom with granite and marble finishes
- Crown moulding
- Broadloom

BALCONY:

- Private balcony with garden and city views including a prominent view of the iconic clock tower



ADDITIONAL INFORMATION:

TAXES:	\$4,891.49 in 2016
PARKING:	One owned underground parking space (Level B #46)
LOCKER:	One owned locker space (Level B #46)
MAINTENANCE:	\$1,033.54/month (includes common elements, building insurance, parking, heat/AC and water)
POSSESSION:	90 Days or TBD
APPLIANCES & INCLUSIONS:	

- Washer and dryer
- KitchenAid side by side refrigerator/ freezer with water and ice dispenser
- Miele dishwasher (April 2016)
- Gas cook-top
- Whirlpool oven (May 2016)
- Hood fan
- Double stainless steel sink
- Panasonic microwave with trim kit (sold in as-is condition)
- All electric light fixtures (except as excluded)
- All window coverings and hardware (except as excluded)
- One parking space
- One locker

EXCLUSIONS:

- Draperies and hardware in master bedroom
- Sconces in master bedroom
- Dining room chandelier
- Family room Chandelier
- Family room TV and bracket
- Handheld shower attachment in master bathroom

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.



7 Parks

Pricefield Road Playground

50 Pricefield Rd
0.04 KM



1 min

David A. Balfour Park

240 Mount Pleasant
0.41 KM



6 min

Lionel Conacher Park

80 Cottingham St
0.34 KM



5 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

Gym

0.2 KM

Pharmacy

0.7 KM

Gas Station

0.2 KM

Cleaner

0.3 KM

Grocery

0.9 KM

OFFERED FOR SALE AT \$1,379,000

OFFERS GRATEFULLY REVIEWED ON MONDAY MARCH 6TH @6PM
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



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