

# 40 Rosehill Ave Penthouse B

## ~ Yonge & St Clair ~

Presented By **JANET LINDSAY**, Sales Representative **416-925-9191**

### ~ PENTHOUSE SUITE ~

Fabulous Corner Penthouse In The Highly Sought After And Very Desirable Yonge And St Clair Area Immediately Adjoining Moore Park And Deer Park

Rare 3,023 Square Feet Exceptional Layout With  
Lots Of Flexibility For Either Two Or Three Bedrooms  
*(Shown On 'Alternate Floor Plan')*

Spectacular East, South And West City Skyline And Lake Panoramas  
From Every Room

Picturesque & Peaceful Views Over Renowned David A. Balfour Park

Versatile Floor Plan That Will Excite And Inspire!  
*(Third Bedroom – Extra Bath Potential – See 'Alternate Floor Plan')*

Amazing Price For Penthouse - \$910 Psf

Unparalleled Midtown Location

Skylight, Walls Of Windows And 2 Wrap Around Balconies For  
Extraordinary Natural Light And Sky Filled, Expansive Vistas

Tall Ceilings Add To Graceful, Open Grandeur

Two Elevators Provide Direct Access To This Grand Suite  
*(Very Flexible Floor Plan – See 'Alternate Floor Plan')*

The Elegant And Spacious Living Room, With Fireplace, Easily Seats 20,  
*Could Also Double As A Living / Dining Room Combination With Remarkable  
Skyline And Lake Views*

The Formal Dining Room, Which Seats 12, *Could Also Be A Lovely Family Room  
Adjoining The Kitchen By Opening The Kitchen Pantry Wall*

The Sun Filled Sitting Room / Solarium, With Fireplace, Has Two Walkouts To  
The Balcony With Breathtaking Southeast Views

The Amazing Eat-In Kitchen Has A Lovely Breakfast Area With Pretty Park Views Beyond And  
Is Ideal For Casual Family Gatherings

The Expansive Master Bedroom Suite Has A Deluxe Walk-In Fitted Dressing Room. *The Dressing  
Room Could Potentially Be Converted Back To Its Original Use As A Third Bedroom From The Existing  
Dressing Room As Shown On The 'Alternate Floor Plan' By Moving The Master Bedroom Door Entry  
And Partitioning The West Wall Of The Master Bedroom Area Into A Walk-In Closet*

The Fantastic Den, Open To The Master Bedroom, Has Two Walkouts To The Second Balcony  
Boasting Airy, Urban And Park Views For Magnificent Natural Light

The Sauna And 6-Piece Spa Bath Open To Existing Master Bedroom

The 2<sup>nd</sup> Bedroom, Currently Used As An Office, Is Double Or Queen Size, Faces The Park,  
Features Lovely Custom Built-In Bookshelves Above And Cabinetry Below And  
A Double Closet  
*(Potential To Add 2-Piece And Modify Existing 3-Piece Is Shown On 'Alternate Plan')*

Truly Outstanding Value!

Convenient Amenities Include 24 Hour Executive Concierge Service, Indoor Pool, Outdoor Patio,  
Exercise Room, Party Room And Visitor Parking

Boutique Building Atmosphere With All Exterior Windows Replaced 2019 And Elevators  
Refurbished 2019 - Well Maintained And Managed

#### Stable Management

- Whitehall Residential Management Company In Place Since 2015
- On Site Manager In Office 3 Days Per Week
- Mostly Owner Occupied
- Manager Not Aware Of Any Outside Rentals
- Hands On, Solid Board Per Management
- 5 Directors
- 12 Visitor Parking
- Only 42 Suites – 10 Of Which Are Penthouse Size

One Block To Yonge Subway, Sobeys / Loblaws, Steps To Gourmet Restaurants And Boutique Shops In Vibrant Midtown Hub And 10 Minutes To The Buzz Of Yorkville And The Fabulous Glamour Of 'Mink Mile' With Its Global Brands And International Shops.

The Financial District Is 15 Minutes By Car

Top Public & Private Schools (Branksome, York, UCC, BSS), The York Racquets And Toronto Lawn Tennis Clubs Nearby

Direct Access To Country-Like Experiences On Demand In The Surrounding Ravines And Parklands With Convenient Access To Miles Of Running, Hiking And Cycling Trails To The Lake

*Enter And Be Enchanted!*

# 40 Rosehill Ave Penthouse B

## ~ Yonge & St Clair ~

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

### GRAND HALL / FOYER

- Two elevators provide direct access to the grand entrance of this magnificent suite
- Excellent ceiling height
- Pretty skylight offers lots of natural light
- Very large walk-in fitted closet
- Stone floor

### ELEGANT LIVING ROOM

*(Easily Living / Dining Room Combo)*

- Entertain 20+ in style
- Halogen lighting
- Tall ceiling and expansive window wall provide maximum light, dramatic skyline and lake views and unparalleled evening drama from twinkling City lights
- Fireplace with traditional mantle
- Vast feature walls for art
- Open concept – Overlooks Dining Room and Sitting Room / Sunroom ideal for large scale gatherings
- Wood floor

### SEPARATE DINING ROOM

*(Potential to open to kitchen and convert to Family Room as Living Room large enough to be Living / Dining Room Combination)*

- Halogen lighting
- Adjoins Living Room, easily seats 12+
- Open concept allows for relaxed family or guest get-togethers and excellent flow
- Wall of windows overlook renowned David A. Balfour Park
- Tall ceiling and expansive walls to feature art
- Recessed alcove with built-in glass display shelves
- Door to Kitchen allows for privacy during catered dinner parties
- Wood floor

### BAR

*(Could be turned into additional storage room as seen on 'Alternate Floor Plan')*

- Custom built-ins with stone topped counter, mirrored backdrop and glass display shelves, halogen accent lighting, wine fridge and panelled cabinetry
- Excellent convenience for entertaining
- Access to emergency staircase
- Wood floor

### SITTING ROOM / SUNROOM

*(Year-round balcony equivalent)*

- Domed ceiling
- Wrap around, floor to ceiling windows with two sliding glass doors to the balcony creating a light filled setting and boasting breathtaking views over David A. Balfour park, the City skyline and lake
- Wall mounted fireplace
- Wood floor

### EXTERIOR WRAP AROUND BALCONY

- Bright south views
- Wonderful east views over Balfour Park
- Iron railing with glass inserts for unobstructed light and vistas

### **EAT-IN KITCHEN**

- Sun filled and airy with big views over Balfour Park
- Beautifully scaled with ample upper and lower cabinets, stone counters, undercabinet lighting, double stainless-steel sink and wall of built-in pantry cupboards and appliances (*See list on Schedule A*)
- Large stone topped centre island provides generous preparation space, additional storage and deep pot drawers
- Easy access to Dining Room, ideal for catered events
- Overlooks roomy Breakfast Area
- Stone floor

### **BREAKFAST AREA**

- Easily seats 4
- Peaceful and tranquil views over Balfour Park
- Built-in desk with cabinets and serving counter
- Stone floor

### **MASTER BEDROOM SUITE**

- Halogen lighting
- Striking double door entry
- Well separated from principal rooms for privacy with fantastic open concept Den
- King Bed Area framed by a large window for extra light
- Tall ceiling and stylish wall of custom built-in bookcases with shelves above and cabinetry below
- Expansive walls for photo and/or art display
- Broadloom

### **OPEN CONCEPT DEN**

- Halogen lighting
- Excellent sitting / desk area expands Master Bedroom Suite and has terrific southeast light filled views
- Wrap around, floor to ceiling solarium-style windows and two sliding glass doors to the balcony
- Broadloom

### **WALK-IN DRESSING ROOM**

*(Originally 3<sup>rd</sup> Bedroom – See ‘Alternate Floor Plan’)*

- Walls of fitted closet systems including built-in hanging rods, shoe storage, shelves and drawers with ultra-convenient centre island with additional drawers and storage
- Park views
- Broadloom

### **ENSUITE – 6 Piece**

- Stone topped vanity with lots of storage, His and Her sinks and mirrored cabinets above
- Soaker tub with marble surround and handheld showerhead
- Walk-in marble and glass framed shower with stone bench and rain showerhead plus handheld showerhead
- Marble clad walls
- Toilet and bidet
- Heated marble floor

### **SAUNA**

- See ‘Alternate Floor Plan’ for original configuration of 2<sup>nd</sup> Bathroom and Powder Room with potential to re-create

## **SECOND BEDROOM**

*(Currently being used as Office)*

- Open, lush park views
- Queen or Twin Bed size
- Tall ceiling and wall of custom built-in bookshelves and storage cabinets
- Double door closet
- Broadloom

## **SEMI ENSUITE 3-Piece TO BEDROOM #2 AND GRAND HALL**

*(Enlarged To Use As Combination Powder Room See 'Alternate Plan for potential to separate)*

- Halogen lighting
- Pocket door from 2<sup>nd</sup> Bedroom
- Fabulous oversize trough style sink
- Glass framed shower
- Toto toilet
- Stone floor

## **LAUNDRY ROOM**

- Full size washer and dryer
- Stainless steel sink with storage above and below, generous folding counter, built-in shelves and hanging rod
- Excellent utility storage
- Access to garbage chute
- Electrical panel
- Access to second emergency staircase

## **COMFORT SYSTEMS**

- Fan Coil with forced air system distributes either heating or cooling throughout the suite
- Built-in humidifier, controlled by separate thermostat
- Lutron lighting system

## **AMENITIES**

- Rare indoor pool
- Executive 24/7 Concierge Services
- Party / Meeting Room
- Gym
- 12 Visitor parking

**PARKING: Owned Spot: LEVEL P2- #18 & #19**

**LOCKER: Exclusive Use B-29 (P2-#29)**

Two lockers combined to create one large room.

**MAINTENANCE FEE: \$3,682.63 per month**

**TAXES: \$9,415.20 (2019)**

**PET RESTRICTIONS:** One dog or two cats. Weight of each pet not to exceed 20 lbs.

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