

2727 Yonge Street - Penthouse #12
JUST FULLY RENOVATED BY SHERWOOD CUSTOM HOMES
“THE RESIDENCES OF LAWRENCE PARK”

This luxuriously finished and rarely available corner penthouse suite has it all with 3 exposures, grand principal rooms, 3 bedrooms, an office and 2 skylights totalling 2,064 sq ft of impeccably renovated interior space. This is a truly unique condominium residence with 2 separate terraces and breathtaking views including a huge terrace that is 900 sq ft on the coveted quiet side of this boutique building on vibrant Yonge Street in Lawrence Park. A unique opportunity for discerning buyers!

PROPERTY FEATURES:

- Most private suite in the building with an expansive interior space of 2,064 sf
- Three sides of exposure: East, North and West
- 900 sq ft private terrace on the quiet side of the building (great for gardening as well) plus a 240 sq ft balcony off the primary bedroom
- Minimal Yonge St exposure (even the east wall of the primary bedroom is set back from Yonge)
- 3 car parking with huge locker right behind the parking spots and a great location near elevator on first parking level
- Suite is at the end of the hall. No-one walks by the suite unless they're going there
- Only one neighbour sharing a short common wall; no noise
- Suite is around the corner from the freight elevator and garbage room; no noise
- Only \$0.92/ft monthly maintenance, exceptionally well run building
- Ample street and underground visitor parking plus \$6/day public parking underground for overflow visitors

HIGH END INTERIOR FINISHES & DETAILS:

- JUST FULLY RENOVATED WITH LUXURIOUS FINISHES BY SHERWOOD CUSTOM HOMES
- Furniture Friendly – great combination of windows and ample wall space for art
- Two skylights and a wall of windows in the main living area flood the space with light making it super bright inside
- White oak hardwood flooring throughout

FOYER:

- Grand hallway with skylight, guest closet and digital alarm keypad

KITCHEN:

- Custom designed cabinetry by “Stutt Kitchens” with full height uppers, soft close drawers and under cabinet lighting
- Quartzite Piombo countertop (leather finish) and white tile backsplash

- Breakfast bar with seating for 2 people
- Walkout to 900sqft private terrace
- Sub-Zero 42" refrigerator/freezer unit with custom panel door
- Wolf electric cooktop
- Falmec integrated hood fan
- Cove integrated dishwasher with custom panel door
- Sub-Zero wine fridge
- Panasonic stainless steel microwave with trim kit
- Wolf double oven
- Large stainless steel sink with pull down sprayer faucet
- Matte black hardware throughout

PRIMARY BEDROOM:

- Spacious primary bedroom suite features west and north views plus a walk-out to a private 240sq ft balcony
- Custom-built-in closet featuring combination of doors and drawers with elegant hardware
- Sconces flanking space for a king size bed

SIX-PIECE ENSUITE WASHROOM:

- Custom designed double vanity by "Stutt" with Calcutta Super White countertop, Zucchetti faucets, undermount sinks and transitional polished chrome hardware
- Full height/wall-to-wall mirror with horizontal mounted sconce
- Oversized glass enclosed shower with integrated drain
- Free standing Vanico Maronyx soaker tub with Aquabrass free-standing tub filler
- Custom ladies make-up vanity with Calcutta Super White countertop and window above providing natural light

WALK-IN DRESSING ROOM:

- Walk-in dressing room with custom built-in floor-to-ceiling cabinetry with luxurious linen-like texture featuring shelves and ample hanging space for long/short garments

THREE-PIECE SECOND WASHROOM:

- Custom designed vanity by "Stutt" with Caesarstone countertop, single undermount sink, contemporary Aquabrass faucet, mirror and polished chrome hardware
- Glass enclosed shower with integrated drain

LAUNDRY ROOM:

- Separate walk-in room
- LG stacked washer and dryer
- Two custom storage cabinets: one with sink/one with countertop for folding & hanging bar