

411-625 QUEEN *St E*

custom FEATURES

SPECIAL MENTION

- Professionally designed by SYBRANDT Creative
- Private rooftop terrace + balcony
- Full sized ensuite washer and dryer
- Luxum dimmer switches
- Custom track lighting throughout
- Designer wallpaper
- Custom built office space
- 10 foot ceilings
- Custom built banquette with storage, that fits a 80" dining table (seating for 8-10 people)
- Exposed duct work
- Herman Miller Nelson Saucer Bubble Pedant
- Exposed duct work
- Opens into living room and kitchen

ENTRYWAY

- Poured finish concrete flooring
- Wall hanging console (excluded)
- Exposed brick wall
- Custom track lighting

OFFICE

- Poured finish concrete flooring
- Large double door closet with built-in organizers
- L-shaped built-in desk with drawer and cupboard storage (included)
- Custom track lighting

KITCHEN

- Poured finish concrete flooring
- Large double door pantry with built-in organizers
- GE Profile stainless steel fridge/freezer
- GE stainless steel gas slide-in range
- GE Profile stainless steel dishwasher
- GE stainless steel built-in microwave
- Highly organized kitchen with drawers and cupboard storage, quartz countertops and tile backsplash
- Large custom built island with marble countertops, garbage system, and overhang for space for one stool on each side
- Fornasetti Collection wallpaper
- Open concept to the light filled living and dining room
- Pot lighting
- Custom track lighting

DINING ROOM

- Poured finish concrete flooring

LIVING ROOM

- Poured finish concrete flooring
- 10 foot ceilings with floor to ceiling North facing windows
- Large enough to accommodate full sized furniture, including a large L-shaped sectional
- Custom track lighting
- Roller blinds
- Custom ripple-fold drapery
- Access to North East facing balcony
- Exposed duct work

PRIMARY BEDROOM

- Poured finished concrete flooring
- North facing floor to ceiling windows
- Additional soundproofing on sliding door
- Custom, blackout, ripple-fold drapery
- Roller blinds
- Farrow & Ball wallpaper
- Double walk through closet with built-in organizers
- Access to full sized WHIRLPOOL front load washer and AMANA front load dryer through laundry closet
- Pendant lighting (excluded)

THREE PIECE ENSUITE

- Tile flooring
- Three door mirrored medicine cabinet
- Floating vanity with two drawer storage
- DURANT one piece smart flow toilet
- Frameless, walk-in glass shower with herringbone tile flooring, adjustable handheld shower system and modern tile surround
- Sconce lighting
- Pot lighting

411-625 QUEEN *St E*

custom FEATURES

SECOND BEDROOM

- Poured finish concrete flooring
- North facing floor to ceiling windows
- Additional soundproofing on sliding door
- Custom, blackout, ripple-fold drapery
- Roller blinds
- Built-in shelving
- Large double bifold closet with built-in organizers
- Pendant lighting (excluded)

FOUR PIECE BATHROOM

- Tile flooring
- Three door mirrored medicine cabinet
- Two door vanity, with marble countertop and vessel sink
- DURANT smart flow one piece toilet
- Deep soaker tub with modern tile surround
- Adjustable handheld shower system
- Pot lighting
- Sconce lighting

BALCONY

- North East facing
- Gas line hookup for convenient ensuite BBQing
- Incredible sunrise, neighbourhood and city views

PRIVATE ROOFTOP TERRACE

- Spacious, gated, North facing private terrace with gracious city views
- Custom built deck
- Gas line hookup for BBQing
- Separate dining and lounging area