

# 617-20 SCRIVENER SQUARE

## Foyer

- Direct private elevator access
- Wide plank, oiled, rifted and quarter
- sawn white oak with a cork underlayment
- Hall closet
- Concealed key cupboard

## Two Piece Powder Room

- Wide plank, oiled, rifted and quarter sawn white oak with a cork underlayment
- Polished limestone countertop

## Living Room

- Wide plank, oiled, rifted and quarter sawn white oak with a cork underlayment
- Gas fireplace – faux stone mantel with black honed slate hearth
- Built-in shelves and file drawers surrounding fireplace
- Sliding panels concealing television
- South & East views
- Walkout to balcony

## Dining Room

- Combined with living room
- Wide plank, oiled, rifted and quarter sawn white oak with a cork underlayment
- Pot lights
- Window – South, East and West views

## Kitchen

- Custom built kitchen by Copacetic Woodwork & Design
- Wide plank, oiled, rifted and quarter sawn white oak with a cork underlayment
- Quartz countertop
- Breakfast bar
- Pot lights
- Stainless steel undermount deep sink
- Integrated Liebherr Premium No Frost
- Fridge, Integrated Miele Futura Diamond dishwasher, Built-in Fisher & Paykel wall oven and microwave oven, Fisher & Paykel gas cooktop
- Walk out to balcony – South, East and West Views

## Family Room

- Wide plank, oiled, rifted and quarter sawn white oak with a cork underlayment
- Custom built-in glass shelves on mirrored wall and cabinetry

## Primary Bedroom

- Wide plank, oiled, rifted and quarter sawn white oak with a cork underlayment
- Windows – West, South & East views

## Walk-In Dressing Room

- Wide plank, oiled, rifted and quarter sawn white oak with a cork underlayment
- Custom designed walk-in dressing with centre island dresser and built-in organizers
- Built-in Cabinet
- Pot Lights
- Frosted glass pocket door

## Four Piece Primary Ensuite

- Quartz countertop
- Plumbed in for second sink (second sink & faucet will be provided for future installation)
- Basket weave marble floor
- Recessed medicine cabinets with internal light and electrical outlet
- Wall sconces
- Pot Lights
- Floor to ceiling full length mirror
- Free standing Azzura soaker tub
- Glass enclosed shower
- Water closet with frosted glass privacy wall
- Heated Floors

## Second Bedroom/Den

- Wide plank, oiled, rifted and quarter sawn white oak with a cork underlayment
- Built-in Shelving & TV
- Closet
- Walk out to balcony
- Window – South view

## Three Piece Ensuite

- Quartz countertop
- Basket weave marble floor
- Light fixture
- Recessed medicine cabinet with internal light and electrical outlet
- Frosted pocket door
- Heated Floors

## Laundry Room & Storage

- Miele Novotronic stacked washer and dryer
- Stainless sink
- Leathered stone countertop
- Porcelain tile floor
- Light fixture
- Built-in pantry/storage
- Built-in wall to wall storage closets
- Service access to building hallway

# ADDITIONAL INFORMATION

## Building Amenities

- 24 Hour Concierge
- Guest Suites
- Exercise Room
- Party/Meeting Room
- Visitor Parking

**Legal Description:** TSCC/1476. Unit 17 Level 6

**Parking:** 2 Parking Spaces – Level A - #84 and Level B - #15 at 25 Scrivener Square

**Locker:** 1 Locker – Level 1 - #74

**Maintenance Fee:** \$1,735.15 plus approx \$42.00 monthly for the parking spot in #25

**Property Tax:** \$10,306.83 (2022)

**Possession:** July 15th TBD

**Offered At:** \$3,500,000



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