

# 50 Yorkville Avenue

## Suite 4401

### Features:

Bedrooms: 2.

Bathrooms: 3.

Square Footage: 2,874 square feet.

Parking: Two parking spaces – Level C Unit 24 and 25.

Locker: One locker – Level D Unit 89.

Maintenance Fees: \$3,895.69 per month. This includes operating fees of \$3,642.38 per month for water, central air conditioning, parking, locker, common elements, heat, and building insurance, as well as \$253.31 per month for litigation budget fees.

Taxes: \$30,863.81 / 2021.

Possession: TBD.

Rarely offered and highly coveted north-west corner suite at the Four Seasons Private Residences.

Direct elevator access opens to a generous marble-clad foyer, outfitted with a double closet and with access to a concealed powder room.

Incredible principal spaces are enhanced by the ten-foot ceiling heights and walls of floor-to-ceiling glass windows.

Alluring vistas draw residents towards the windows in each room, with entrancing views of the world below. Sightlines can reach the United States across Lake Ontario on clear days.

The formal living room is centered upon a new limestone mantle that surrounds the gas fireplace insert.

Entertaining is made easy with the generous principal spaces and the completely customized kitchen with solid-wooden cabinetry and top of the line appliances.

A large centre island in the kitchen can serve as an easy option for informal meals, while the large pocket doors separate the kitchen from the grand formal dining room beyond.

A walk-out to the north-west facing balcony can be accessed both from the living and dining rooms and offers a protected 144 square foot space for morning coffee or cocktails with guests.

The floor plan branches effortlessly between the principal spaces, the family room and two-bedroom retreats.

The primary suite is grand in design and provides a luxurious retreat for world-class residents. Offering two large walk-in closets, a six-piece ensuite bathroom and a separate home office area, this wing of the 2,874 square foot suite can be closed off by a pocket door enclosure for full privacy.

A family room is quietly recessed between the kitchen and the primary bedroom and offers a tranquil space for everyday relaxation.

## Features Continued:

The second bedroom is set at the north end of the residence, offering its own ensuite bathroom, a double closet, and clear and unobstructed views of the city, and with a double closet for storage.

The residence is also equipped with a walk-in laundry room outfitted with custom cabinetry and Miele appliances. Direct access from this room connects to the rear service hallway for ease of moving or catering requirements.

Two underground parking spaces and one locker are included.

Three zones of heating service the residence. Thermostats are located in the utility closet in the family room.

## Amenities:

Twenty-four-hour concierge and doorman.

Valet parking.

Direct elevator access to suite.

The Private Residences enjoy their own distinct lobby and four elevators which service each suite directly.

Indoor pool whirlpool, outdoor terrace, steam rooms, seventeen private treatment rooms and a beauty salon, located on the 9th floor.

Access to the 3500 state-of-the-art fitness club, located on the 8th floor.

Hotel room service for ensuite dining and house-keeping services.

Business centre, meeting rooms and ball rooms.

DBar and Cafe Bouloud on main floor.

## Inclusions:

All existing light fixtures. All existing window coverings and electric blinds. All existing appliances including: Miele wall oven, Miele wall mounted microwave, SubZero fridge and two freezer drawers, Miele warming drawer, Wolf induction cooktop, Faber integrated exhaust hood, built-in Miele espresso machine, SubZero beverage fridge, Miele dishwasher, Miele washer and dryer. Two wall-mounted televisions and all available remotes. All existing audio-visual and sound-related equipment within the suite that is not deemed to be a rental. All existing furniture. Gas fireplace. Electric fireplace. All built-in cabinetry. Safe. All security equipment (monthly monitoring fee extra).

## Exclusions:

All modems and rented internet or cable hardware. All furniture, linen and rugs in second bedroom. Bed linens in primary bedroom. All staging accessories or art. Rug in primary bedroom.

*Subject to change. Please reference Schedule B.*

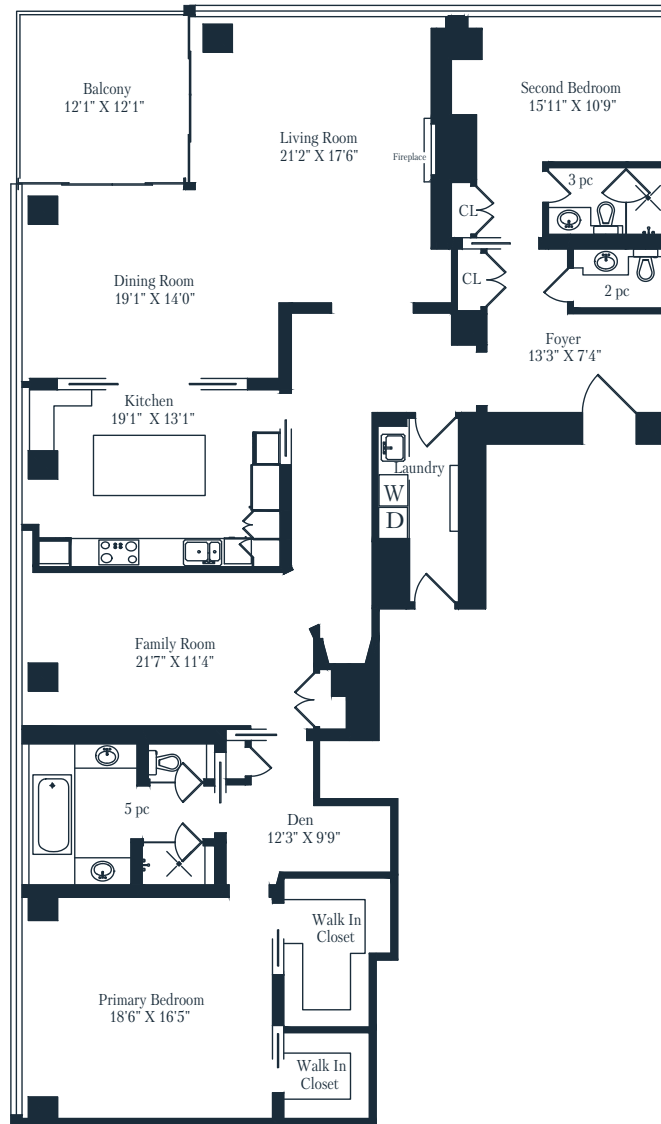
## Rental Equipment:

Cable or internet modems deemed to be rentals and needing to be returned.

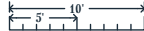
## Upgrades:

New limestone mantle in living room.

Professionally painted throughout.



Suite 4401  
2850 Square Feet



Measurements and Calculations are approximate  
To be used as guidelines only

## Neighbourhood:

### RECREATION

**Jesse Ketchum Park**

3 minute walk

**Village of Yorkville Park**

3 minute walk

**Ramsden Park**

6 minute walk

### TRANSPORTATION

**Yonge Subway Station**

3 minute walk

**Bay & Davenport Bus Stop**

2 minute walk

**Don Valley Parkway**

10 minute drive

### SAFETY

**Toronto General Hospital**

7 minute drive

**Toronto Fire Station 312**

1 minute drive

**Toronto Police Headquarters**

5 minute drive

*Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. Not intended to solicit buyers and sellers under contract.*