

NO. 502 - 409 BLOOR *St E*

custom FEATURES

SPECIAL MENTION

- Boutique building with only 23 units
- One of only two suites on the 5th floor
- Recently renovated interior and terrace space
- Heated flooring
- Built-in speaker system
- 348 square foot north-east facing terrace
- 430 square foot south-east facing terrace

ENTRYWAY

- Heated flooring
- Concealed hinged custom doors with built-in live edge walnut shelf and mirror
- Double door front hall closet with built-in organizers
- Access to walk-in pantry / laundry
- Pot lighting

LAUNDRY ROOM & PANTRY

- Tile flooring
- Standing open shelf storage for additional ensuite storage and pantry items (included)
- MAYTAG front load washer
- MAYTAG front load dryer
- LEIFHEIT wall mounted, retractable clothes drying rack
- Track lighting

KITCHEN

- Heated tile flooring
- Recessed, 60" wall mounted electric fireplace feature wall
- Quartz countertops wrapped up the backsplash
- 10 Foot long peninsula with quartz countertops, stainless steel LG dishwasher, cupboard and drawer storage with soft close hinges and overhang for stool seating
- Cupboard storage on east side of peninsula
- Stainless steel LG fridge/freezer
- Stainless steel LG microwave / hoodvent
- CAFE double oven / induction range
- BLANCO black granite undermount sink
- Open concept to living room
- Pot lighting

LIVING ROOM

- Heated tile flooring
- Large enough to accommodate full sized furniture
- Custom milled swivel TV feature wall with mounted TV (included) – opens towards the kitchen
- Sliding glass door access to north-east facing terrace
- North and east facing windows
- Drapery
- Pot lighting

DINING ROOM

- Heated tile flooring
- Spacious enough to accommodate a dining table and hutch
- Custom built-in bar with a striking marble countertop, smoked glass backsplash, feature lighting, glass display shelves and wine bottle storage
- Sliding glass door access to north-east facing terrace
- North and east facing windows
- Roller blinds
- Chandelier lighting

PRIMARY SUITE

- Broadloom
- Spacious enough to accommodate a king size bed, end tables and large dressers
- Wall mounted TV and bracket (excluded)
- Designer wallpaper
- Walk-in closet with built-in closet organizers
- East facing window
- Blackout roller blinds and light filtering roller blinds
- Drapery
- Dimmable reading pot lights above bed with individual switches
- Pot lighting

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DEN

- Broadloom
- Built-in shelving
- South and east facing windows
- Glass sliding door access to south-east facing 430 square foot terrace
- Closet
- Pot lighting

5 PIECE ENSUITE

- Heated tile flooring
- Frosted glass door
- Designer wall covering
- Built-in double vanity featuring cupboard and drawer storage with soft close hinges
- Built-in KOHLER 21" deep soaker tub with tile surround
- Glass frameless walk-in shower with rain shower head, hand held shower system, built-in tile ledge for seating
- One piece TOTO toilet
- Towel bars
- Pot lighting

SECOND BEDROOM

- Broadloom
- East facing window
- Large built-in closet system with cupboard, drawer and open shelving storage
- Black out roller blinds and light filtering roller blinds
- Recessed ceiling light
- Pot lighting

3 PIECE ENSUITE

- Tile flooring
- Vanity with cupboard and drawer storage
- Glass frameless walk-in shower with rain shower head, hand held shower system and tile surround
- Floating shelves
- One piece TOTO Toilet
- Towel bar
- Sconce lighting
- Pot lighting

NORTH EAST TERRACE

- Large, private terrace overlooking Rosedale Valley with separate dining and lounging areas
- Accessible from the living room and dining room sliding glass doors
- Built-in WEBER propane BBQ
- NAPOLEAN patio flame table
- Built-in planter boxes
- RAIN BIRD irrigation system
- Outdoor heaters (excluded)
- Hookup for hose

SOUTH EAST TERRACE

- Large, private terrace, accessible from the sliding glass door entrance off the den
- RAIN BIRD irrigation system
- Shed for out of season storage