

# FOUR SEASONS PRIVATE RESIDENCES 50 YORKVILLE AVENUE SUITE 4303

## Property Details

<b>Taxes:</b>	\$40,729.33 / 2023
<b>Maintenance Fees:</b>	\$5,075.12 / month
<b>Square Footage:</b>	Approx. 3,422 sq. ft. (+ two 144 sq. ft. terraces)
<b>Closing Date:</b>	30 / 60 days / to be determined
<b>Parking:</b>	Two owned underground spaces (C64 #88 & C65 #90)
<b>Locker:</b>	One owned locker (C128)

**Inclusions:** Wolf 6-burner gas cooktop; Wolf Pro Wall chimney hood extraction fan; Sub Zero refrigerator; two Sub Zero freezer drawers; Sub Zero undercounter wine fridge; Miele coffee maker; Miele wall tower (with speed oven, convection oven, and warming drawer), Miele dishwasher; stacked LG ThinQ washer and dryer; all electric light fixtures; all blinds and bedroom draperies; bathroom mirrors; adjustable desk by Ergonomic in the den; home automation system.

**Exclusions:** Cable TV rental boxes.

### Four Seasons Hotel privileges (some at additional cost):

- 24 hour concierge
- 24 hour doorman, valet parking
- Private lobby and elevators for residents
- Three restaurants (Dbar, Bucca and Café Boulud)
- Spa with indoor lap pool and whirlpool located in the West Tower
- 9th floor (spa services include private treatment rooms and beauty salon)
- 8th floor 3,500 sq.ft. fitness centre with yoga studio located in the West Tower
- Room service
- Housekeeping services
- Meeting and ballroom facilities
- Business centre

### Maintenance Fees Include:

- Heat
- Central air conditioning
- Water
- Parking
- Building insurance
- Common elements

### Pertinent Details:

- 10' high ceilings, 8' black lacquered doors and automated Lutron blinds

### Foyer

- Polished marble flooring with honed limestone inlay
- Two coat closets
- Coffered ceiling
- Crown moulding
- Recessed lighting

### Powder Room

- Polished marble flooring
- Custom floating vanity
- Surface mounted clear glass sink with wall-mounted faucets
- Round mirror
- Designer wallpaper
- Etched privacy glass wall separating the water closet area
- Toto toilet
- Crown moulding
- Recessed lighting

### Living / Dining Room

- White Oak engineered hardwood flooring
- Elongated contemporary gas fireplace by Montigo with quartz facing, quartz bench, and White Oak accent wall
- Built-in speakers
- South-facing floor-to-ceiling and wall-to-wall windows
- Automated U.V. blinds by Lutron
- Crown moulding
- Dining room pendant chandelier
- Recessed lighting

### Den / Office

- South-east facing
- White Oak engineered hardwood flooring
- Custom built-in wall unit with quarter sawn Oak cabinetry, walnut adjustable desk by Ergonomic, live-edge wood elements, cork board
- Contemporary chandelier in gun metal finish
- Automated U.V. blinds by Lutron
- South-east-facing floor-to-ceiling and wall-to-wall windows and sliding glass doors
- Walk-out to 12' x 12' south-east facing terrace
- Crown moulding
- Recessed lighting

### Kitchen / Breakfast Room

- White Oak engineered hardwood flooring
- Custom cabinetry by Downsview, with brushed steel accent cupboards
- Brushed steel open shelves
- Built-in desk / telephone station and coordinating cabinet
- Centre island with double stainless-steel sink
- Top-of-the-line chef's appliances: Wolf 6-burner gas cooktop; Wolf Pro Wall chimney hood extraction fan; Sub Zero refrigerator; two Sub Zero freezer drawers; Sub Zero undercounter wine fridge; Miele coffee maker; Miele wall tower (with speed oven, convection oven, and warming drawer); Miele dishwasher
- Polished marble countertops and backsplash
- Breakfast bar
- South-east-facing floor-to-ceiling and wall-to-wall windows and glass doors
- Automated U.V. blinds by Lutron
- Walk-out to 12' x 12' south-west facing terrace
- Under-cabinet lighting
- Recessed Lighting

### Laundry Room

- Stone tile flooring
- Front loading stacked LG ThinQ washer and dryer
- Laundry sink by Vogt
- Built-in storage cabinets
- Quartz countertop and backsplash
- Service entrance door for caterers and contractors
- Under-cabinet lighting
- Recessed lighting

**For more information regarding this property, please contact Christian, Paul at (416) 960-9995**

### Primary Bedroom

- Double entry doors
- White Oak engineered hardwood flooring
- Two walk-in closets with custom closet organizers by Komandor, with dressing mirrors
- South-east-facing floor-to-ceiling and wall-to-wall windows and glass doors
- Automated U.V. blinds by Lutron and black-out silk draperies
- Walk-out to 12' x 12' south-east facing terrace
- Crown moulding
- Recessed lighting

### Primary Bedroom Four-Piece Ensuite

- Heated polished marble flooring (Verde Aquamarina) with white marble inlay
- Custom vanity by Downsview with marble countertop with undermounted sink by Kallista
- Make-up station with marble countertop
- Large mirrors (with integrated lighting)
- Elegant soaker tub by Waterworks
- Marble shower (with glass doors, rain shower head, hand held shower wand, shampoo niche, and bench)
- Separate water closet (with Toto Neocrest smart toilet, designer wall coverings, and medicine cabinet)
- Heated towel bar
- Open glass display shelves
- East-facing floor-to-ceiling and wall-to-wall windows
- Automated U.V. blinds by Lutron
- Crown moulding
- Contemporary pendant lighting
- Recessed lighting
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### Primary Bedroom Three-Piece Ensuite

- Heated polished marble flooring (Verde Aquamarina)
- Large shower (with glass doors, rain showerhead, and marble surround)
- Custom vanity by Downsview with marble countertop with undermounted sink by Kallista
- Toto Neocrest smart toilet
- Large mirrors
- Recessed lighting

### Second Bedroom

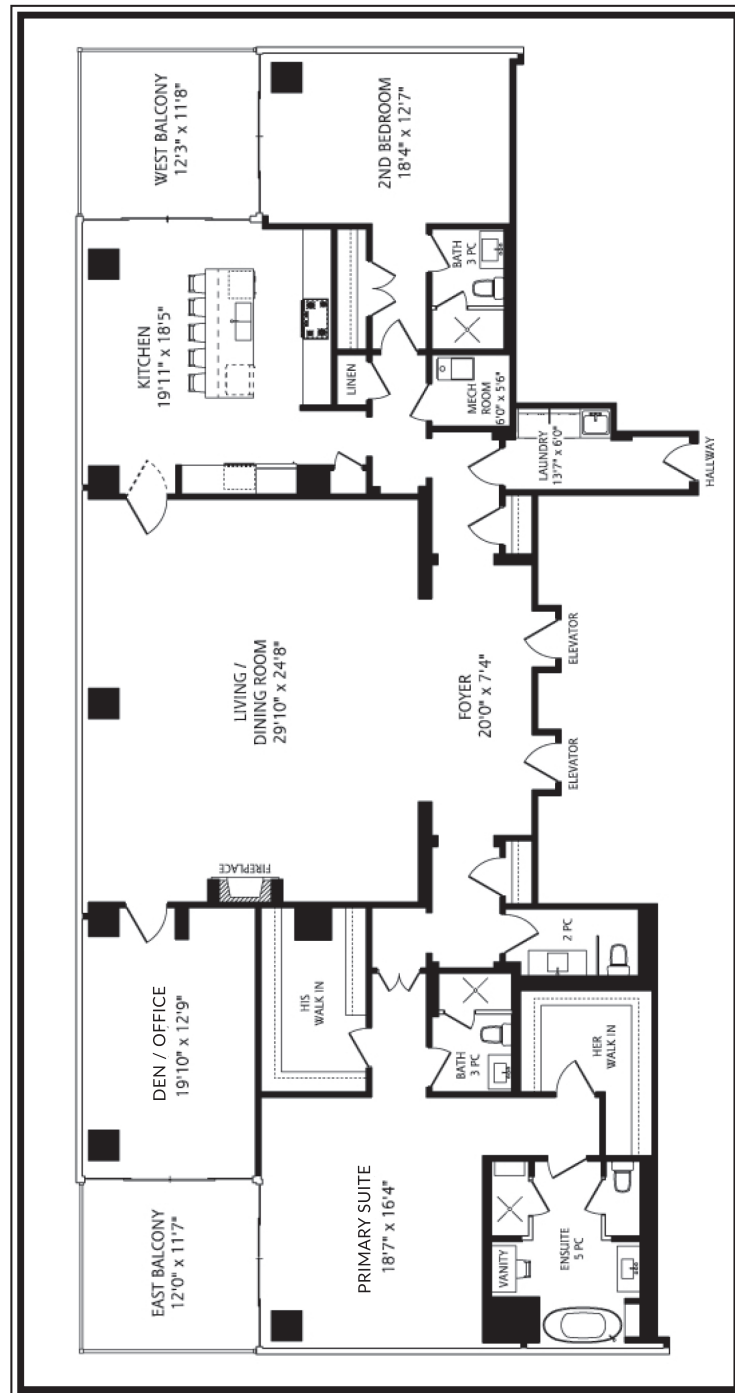
- White Oak engineered hardwood flooring
- Large double closet with custom closet organizers
- South-west-facing floor-to-ceiling and wall-to-wall windows and glass doors
- Automated U.V. blinds by Lutron and black-out draperies
- Walk-out to 12' x 12' west-facing terrace
- Contemporary expanding ceiling lighting
- Recessed lighting

### Second Bedroom Three-Piece Ensuite

- Polished marble flooring (Verde Aquamarina)
- Large shower (with glass doors and marble surround)
- Toto Neocrest smart toilet
- Custom vanity with marble countertop by Downsview with undermounted sink
- Large mirror

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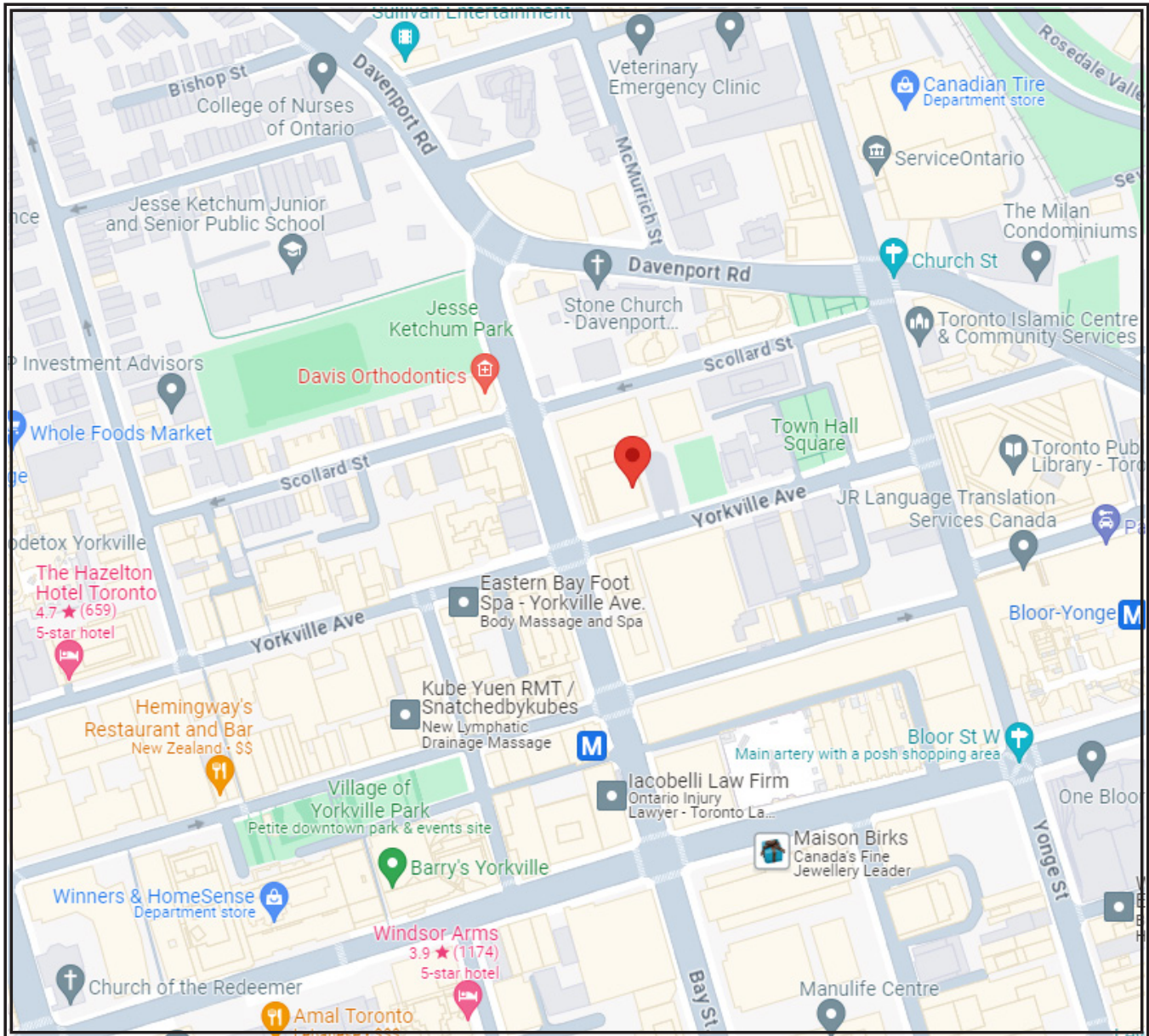
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Approximately  
3,422 Square Feet

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