

Welcome To
70 Rosehill Avenue - Suite 503

Foyer	15'8" x 11'9" 4.81 x 3.62 m	<ul style="list-style-type: none"> • Direct Access Via Double Elevators • Walk-In Closet • Marble Floors and Baseboards • Crown Mouldings • Recessed Ceiling with Indirect Lighting • Pot Lights
Powder Room		<ul style="list-style-type: none"> • 2-Piece • Mirrored Ceiling • Vanity, Toto Toilet • Marble Floors and Baseboards
Gallery	17'5" x 15'8" 5.33 x 4.81 m	<ul style="list-style-type: none"> • Recessed Ceiling with Indirect Lighting • Pot Lights • Marble Floors and Baseboards • Crown Mouldings • Double Door Entry to Living Room
Living Room	32'7" x 29' 9.97 x 8.84 m	<ul style="list-style-type: none"> • Wood-Burning Fireplace with Surround • Herringbone Hardwood Floors • Dry Bar and Wine Storage • Custom Cherry Wood Millwork • Track Lights • Custom Blinds • Floor-to-Ceiling Windows Spanning the Width of the Room with Opening to a Juliette Balcony • Unobstructed South Views of Park and City Skyline • Double Door Entry to Dining Room
Dining Room	18'11" x 14'3" 5.52 x 4.36 m	<ul style="list-style-type: none"> • Wainscoting and Chair Rail • Herringbone Hardwood Floors • Crown Moulding • Direct Adjustable Spotlights • Custom Blinds

Dining Room Continued...

- Floor-to-Ceiling Windows Spanning the Width of the Room with Opening to a Juliette Balcony
- Unobstructed South Views of Park and City Skyline
- Access to Kitchen
- Entry to Library

Kitchen

13'9" x 12'9"
4.23 x 3.93 m

- Renovated
- Centre Island with Built-In Storage Cupboards with Lit Glass Doors
- Marble Counter-Tops and Tile Backsplash
- Custom Cabinetry with Pantry and Appliance Storage
- Under Cabinet Lighting
- Integrated Top-of-the-Line Appliances
- Stainless Steel Double Sink with Built-in Soap Dispenser and Instant Hot Water System
- Oak Hardwood Floors
- Garburator
- Access to Foyer, Dining Room and Library

Breakfast Area

12'9" x 8'9"
3.93 x 2.71m

- Oak Hardwood Floors
- Combined with Kitchen

Library/
Den

18'10" x 12'10"
5.51 x 3.69 m

- Wood-Burning Fireplace with Marble Surround
- Cherry Wood Panelled Walls
- Custom Cherry Wood Millwork with Glass Doors and Antique Hardware
- Herringbone Hardwood Floors
- Custom Wood Plantation Shutters
- Floor-to-Ceiling Windows Spanning the Width of the Room
- Unobstructed South Views of Park and City Skyline

Primary Bedroom Suite

29'7" x 14'4"
9.05 x 4.28 m

- Herringbone Hardwood Floors
- Crown Mouldings and Baseboards
- Custom Window Coverings
- Floor-to-Ceiling Windows with Sliding Door Walk-Out to Balcony

Dressing Area

20'4" x 7'2"
6.22 x 2.19 m

- Built-In Vanity with Sink, Marble Counter-Top, Large Mirror and Built-In Storage
- Built-In Closets with Mirrored Doors
- Herringbone Hardwood Floors

Primary Washroom		<ul style="list-style-type: none"> • 7-Piece Ensuite • Separate Water Closet with Toto Toilet and Crane Bidet • Separate Glass Enclosed Shower Stall with Marble Walls and Porcelain Tile Floor • Bathtub with Step-Up and Marble Surround • Vanity with Double Sink with Built-In Storage • Marble Counter-Top and Backsplash • Mirrored Wall • Marble Floors • Picture Window with Custom Wood Plantation Shutters • Cedar Sauna
Second Bedroom	17'10" x 12'11" 5.21 x 3.69 m	<ul style="list-style-type: none"> • Double Closet • Herringbone Hardwood Floors • Crown Moulding and Baseboards • Custom Window Coverings • Floor-to-Ceiling Windows with Sliding Door Walk-Out to Balcony
Bathroom		<ul style="list-style-type: none"> • 4-Piece Ensuite • Vanity with Single Sink and Built-In Storage • Marble Counter-Top and Built-in Mirror with Lighting • Porcelain Tile Floors • Toto Toilet, Bathtub with Shower
Third Bedroom	23' x 12'7" 7.01 x 3.87 m	<ul style="list-style-type: none"> • Walk-In Closet with Roughed-In Plumbing • Herringbone Hardwood Floors • Crown Mouldings and Baseboards • Track Lights • Custom Wood Plantation Shutters
Laundry Room	8'3" x 5'2" 2.52 x 1.58 m	<ul style="list-style-type: none"> • Built-in Storage • Large Laundry Sink • Rubber Tile Floors • Access to Ensuite Garbage Disposal
Balcony	26'2" x 8'7" 7.98 x 2.65 m	<ul style="list-style-type: none"> • North Exposure

Additional Information

Inclusions	<ul style="list-style-type: none">• Sub-Zero Refrigerator with 2 Freezer Compartments• Stainless Steel Wolf Wall Oven and Steam Oven• Wolf Induction Cook-Top, Vent Hood, and Exhaust Fan• Miele Dishwasher• Panasonic Microwave• Garburator• Wine Refrigerator• Whirlpool Washer and Dryer• Electric Light Fixtures Except Where Excluded• Window Coverings, Blinds and Shutters
Exclusions	<ul style="list-style-type: none">• Chandelier in Dining Room• Chandelier in Primary Bedroom• Chandelier in Primary Bedroom Dressing Area• All TV's and All Related Remote Controls and Brackets• All Hanging Artwork, Sculptures and Mirrors
Legal Description	<ul style="list-style-type: none">• MTCC 646• Level 6, Unit 6
Parking/Locker	<ul style="list-style-type: none">• Two Deeded Underground Parking Spaces• Known As PB-#32/Level B, Unit 32 and PB-53/Level B, Unit 53• *Note: PB-32 Fits One Car/PB-53 is a Tandem Parking Space and Can Accommodate Two Cars• Exclusive Use of One Out-of-Suite Storage Locker• Known As Locker #S62/Level P2• Size: 192.83 sq.ft. (approx. 20' x 10')
Property Taxes	<ul style="list-style-type: none">• \$24, 416.08 per annum (2021)
Maintenance Fee	<ul style="list-style-type: none">• \$5,296.04 per month• Includes: Water, Rogers Premier Package Cable T.V., Common Elements, Building Insurance, Locker and Parking
Heating/Cooling	<ul style="list-style-type: none">• Gas Heating Pumps with Supplementary Heating via Electric Baseboard Heaters• Central Air Conditioning

Possession

- To Be Arranged

Building Amenities

- 24-Hour Concierge and Security Gatehouse
- 24-Hour Valet Parking
- Two Indoor Pools (1 for each Tower)
- Sauna
- Fitness Room
- Meeting/Recreational Room
- Visitor Parking – Indoor and Outdoor
- Onsite Property Management



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet.
All measurements are approximate. The statements contained herein are based upon information