



LW Leeanne
Weld

Welcome to 9 Jackes Avenue, Penthouse 1

This is a rare and exceptional opportunity to own a house in the sky! The current owners have re-imagined and redesigned the space, creating an open and airy contemporary atmosphere. An extensive renovation was embarked upon, removing walls lending to the bright and airy feel and accentuating high ceilings, installing recessed LED lighting throughout, new plaster crown moulding, new hardwood floors throughout, two new electric fireplaces, a newly designed kitchen by Nima with Caesarstone countertops, newly designed washrooms with cabinetry by Icon, rewiring entire suite for networking and Sonos sound system, new security system, and new Emtek oil rubbed bronze “Hermes” hardware throughout on all doors. Top of the line finishes and attention to detail are evident throughout. Wall to wall windows with extraordinary unobstructed south views of the Toronto city skyline and lake in the distance are what set this suite apart.

Two bedrooms are offered: an incredible master suite with a new custom designed dressing room, his and her walk-in closets, luxurious six piece ensuite washroom. The second bedroom is generous in size with three piece washroom and walks out to a balcony with lovely north views. This penthouse is meant for entertaining, with spacious living room, family room, dining room, gourmet kitchen, and servery. Two sets of French doors walkout to a 350 square foot covered terrace creating wonderful flow. Summer barbecuing is possible with a terrace gas line. There is a lovely library tucked away which can be used as a third bedroom as well. Excellent in suite storage as well as a storage room in the underground parking. Only one suite per floor is featured in this exclusive elevator-only access building.

This boutique low-rise building is highly coveted for its incredible Summerhill location and proximity to Yonge Street shops, restaurants and transit. It offers an intimate environment in the heart of the city, stunning views in four directions - this is truly a one in a lifetime offering!







features

- FOYER
- Private elevator entrance
 - Hardwood floor
 - Wainscotting
 - Coffered ceiling
 - Plaster crown moulding
 - Recessed LED lighting
- FAMILY ROOM
- Hardwood floors
 - Coffered ceiling
 - Plaster crown moulding
 - French doors walk out to terrace
 - Built-in ceiling speakers
 - Recessed lighting
- DINING ROOM
- Hardwood floor
 - Decorative ceiling detail
 - Plaster crown moulding
 - French doors walk out to the terrace
 - Gas fireplace
 - Recessed lighting
- TERRACE
- BBQ gas line
 - Glass doors (open)
 - Iron railing
- KITCHEN
- Hardwood floor
 - Custom shaker style cabinets
 - Gooseneck faucet, instant hot water tap and reverse osmosis
 - Bay window
 - Caesar stone counters
 - Breakfast bar
 - Miele concealed dishwasher
 - Dacor Schott Ceran stove top
 - Concealed exhaust fan
 - Concealed KitchenAid fridge/freezer
 - Stainless steel Panasonic microwave
 - Stainless steel plate warmer drawer
 - Under cabinet lighting
- LAUNDRY ROOM
/SERVERY
- Miele front load washer and dryer
 - Farmers stainless style sink
 - Gooseneck faucet
 - Central vacuum and related equipment
 - Under lighting cabinet
 - Recessed lighting
- UTILITY ROOM
/SERVERY
- Two furnaces, two air cleaners, two humidifiers and hot water tank with circulation pump

MASTER SUITE

- DRESSING ROOM
- Double French doors at entrance
 - Custom designed closets
 - Pretty urban views
 - Ceiling medallion
 - Recessed lighting
- BEDROOM
- Hardwood floor
 - Coffered ceiling
 - Recessed lighting
 - Built-in speakers in the ceiling
 - Two-sided gas fireplace
 - East views of the Rosehill Reservoir
- HER CLOSET
- Hardwood floor
 - Built-ins
- HIS CLOSET
- Hardwood floor
 - Built-ins
- SIX PIECE
ENSUITE
WASHROOM
- Carrara marble tile floor
 - Double vanity with his and hers cupboards and drawers
 - Built-in beveled mirrors
 - All polished chrome fixtures and taps
 - Soaker tub
 - Glass enclosed shower with rainshower head; multiple sprays
 - Recessed lighting
- BEDROOM
- Hardwood floor
 - Coffered ceiling
 - Plaster crown moulding
 - North views, sliding glass doors, walkout to balcony
- WALK IN CLOSET
- Hardwood floor
 - Built-ins
- THREE PIECE
ENSUITE
WASHROOM
- Marble tile floor
 - Built-in mirror
 - Vanity
 - Polished chrome fixtures and taps
 - Recessed lighting
- HALLWAY
- Hardwood floor
 - Coffered ceiling
 - Plaster crown moulding

additional information

- INCLUSIONS
- Samsung T.V. in family room, Samsung T.V. in Master Suite, LG T.V. in 2nd bedroom, motorized blinds.
- EXCLUSIONS
- White T.V. in kitchen, Curtains in 2nd bedroom, Chandeliers, Kitchen iPad, rented Bell box.
- POSSESSION
- 90 Days/TBA
- TAXES
- \$21,709.24 (2018)
- MAINTENANCE
- \$3,254.40

Improvements by Current Owners.

asking price of \$5,850,000.00













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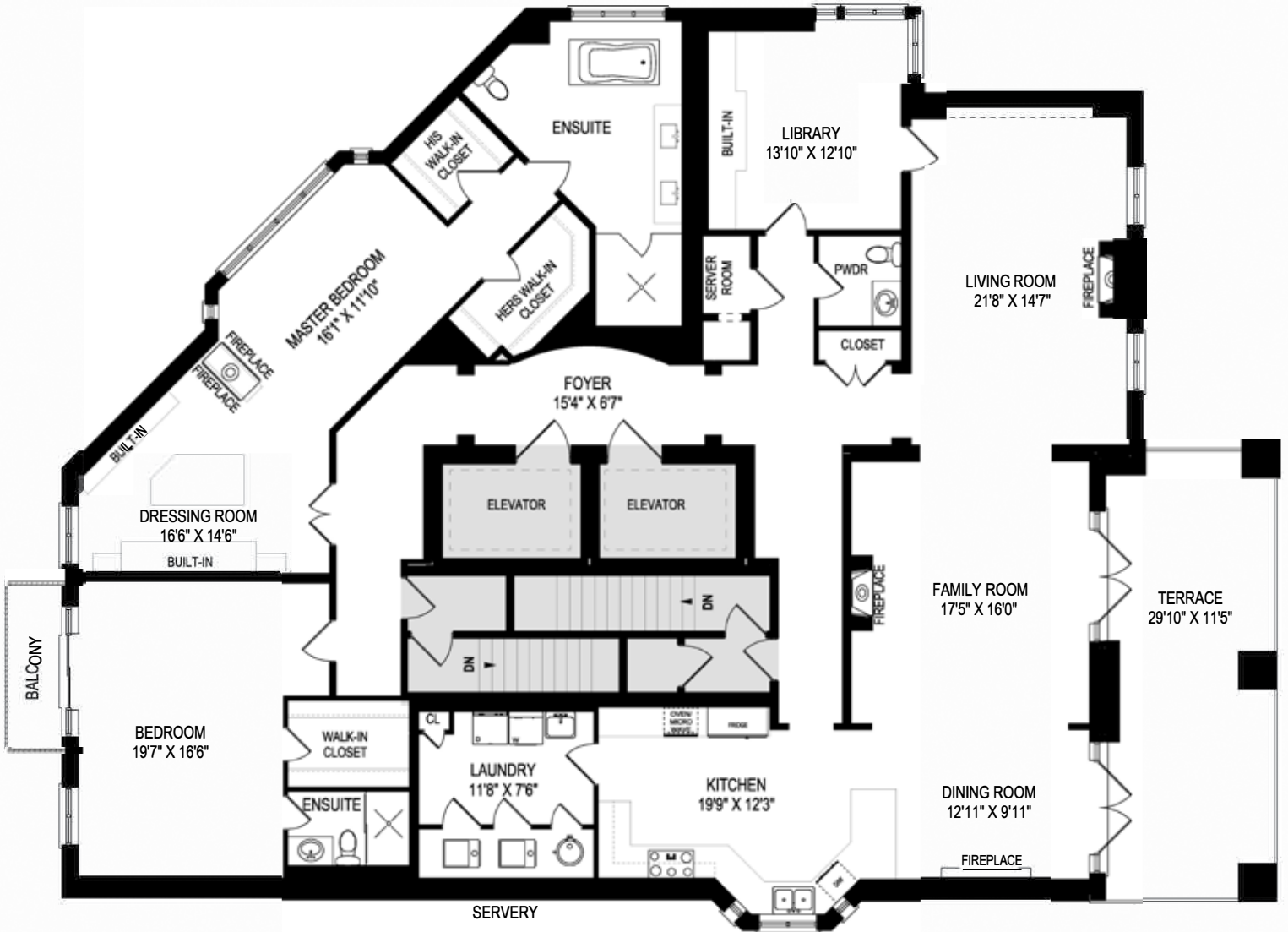


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HARVEY KALLES
REAL ESTATE LTD., BROKERAGE

FLOOR PLAN



April 8, 2019

Note: Although measurements and area believed to be accurate they should be considered approximate. This drawing was prepared by Plans4U for the sole benefit and use by the client. No third party may rely on this drawing without the receipt of reliance letter from Plans4U

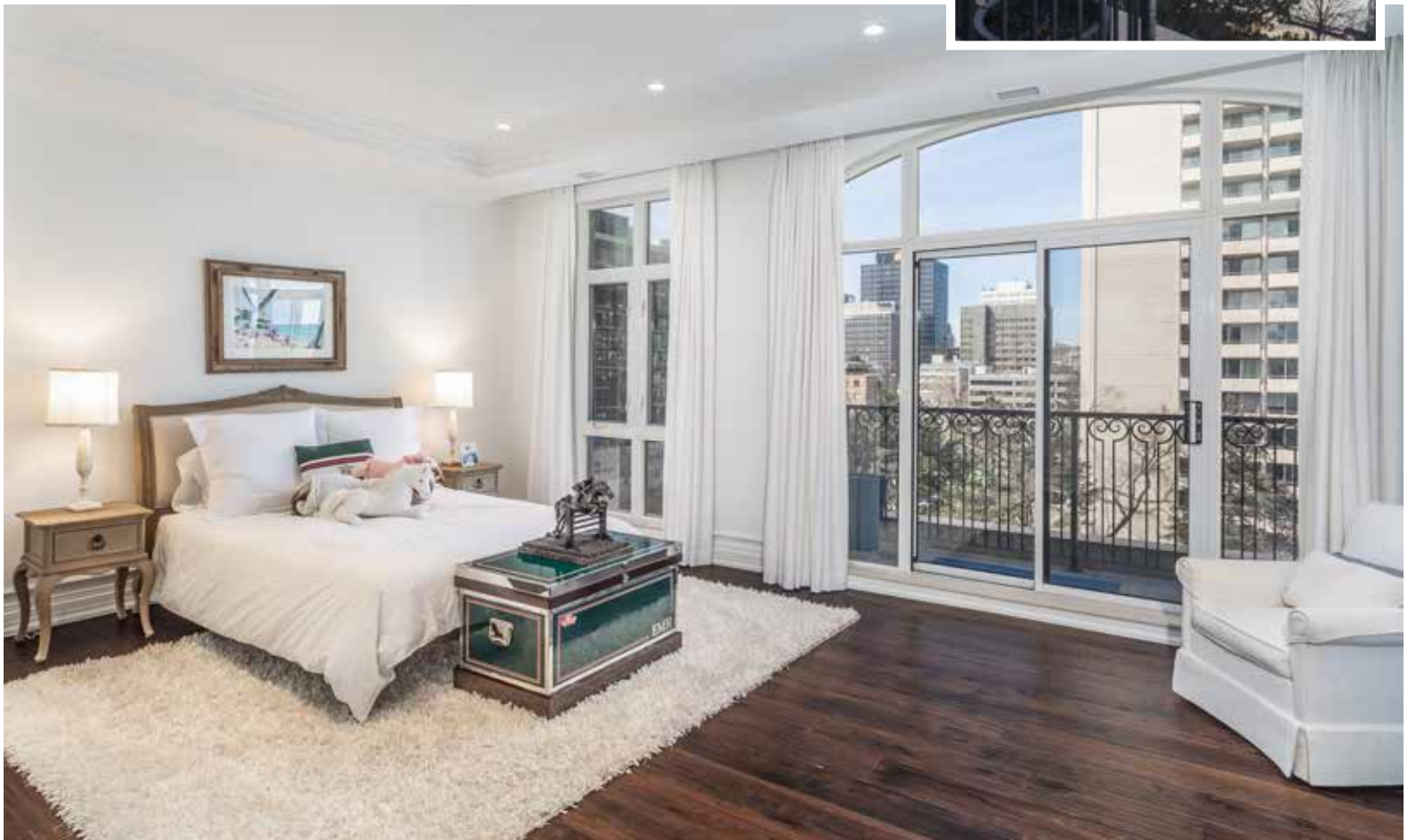
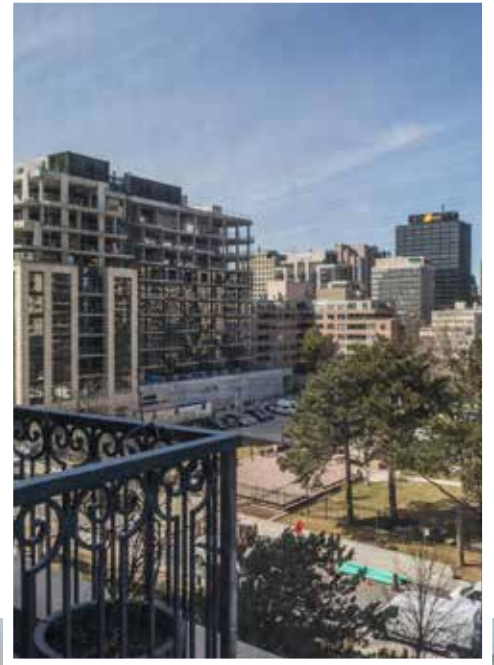
PENTHOUSE #1
APPROX. 3270 SQUARE FEET

CEILING HEIGHT 9'4"









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