



Welcome to 25 Scrivener Square, Penthouse 1201

Welcome to this one of a kind home in the sky! This exquisite two storey penthouse offers nearly 3,500 square feet of living space, bathed in natural sunlight with fabulous views north over Rosedale and south over the city skyline. The main level features two bedrooms, both with dressing areas and ensuite washrooms (one bedroom currently being used as a den), a laundry room, a lovely sitting area in the foyer, excellent storage, and entry to the internal elevator. The second level features the spacious master bedroom with sitting area, walk-in closet and six piece ensuite washroom. There is a formal dining room and living room which walks out to the south facing terrace, as well there is a terrace on the main level that extends the length of the suite. The kitchen is beautifully appointed with a center island with breakfast bar, and breakfast area, combined with a family room. Beautiful finishes and craftsmanship are evident throughout the suite, 10' plus ceilings can be enjoyed on both floors, as well as a dramatic clear storey window and spiral staircase. The Thornwood is one of the most sought-after addresses in Toronto, and the building offers excellent amenities and concierge. Rare three car parking and three lockers completes this special offering. The suite is in mint condition with a timeless design and terrific sophistication.







main floor

Vestibule:

- Limestone tile floor with inlay
- Crown molding
- Entrance to custom cherry paneled elevator with integrated door
- Recessed halogen lighting

Foyer:

- Limestone tile floor with inlay
- Coffered ceiling
- Ornate plaster crown molding
- Dramatic open spiral staircase
- Vaulted ceiling with clear storey window
- Raised paneled walls and archway
- Double coat closet with custom built-ins
- Spectacular north view
- Recessed halogen lighting

Storage (plumbed for a washroom):

- Limestone tile floor
- Recessed halogen lighting

Laundry:

- Ceramic tile floor
- Custom built cabinets and closets with custom built-ins
- Stainless Steel laundry tub
- Granite countertop
- Frigidaire Gallery front loading washer and dryer
- Under cabinet lighting
- Recessed halogen lighting

Bedroom:

- Entry
- Broadloom
- Double Closet with custom built-ins
- Coffered ceiling
- Two large picture windows
- Beautiful views north
- Recessed halogen lighting

Four piece Ensuite washroom:

- Ceramic tile floor
- Custom vanity with marble countertop
- Large soaker tub
- Crown molding
- Built-in custom mirror
- Brushed chrome fixtures and taps
- Recessed halogen lighting



Bedroom/Den:

- Broadloom
- Coffered ceiling
- Plaster crown molding
- Raised paneled walls
- Built-in bookcase
- Sliding glass doors walk out to terrace
- Beautiful views north over Rosedale and the train station
- Built-in ceiling speakers
- Recessed halogen lighting

Three Piece Ensuite Washroom:

- Ceramic Tile floor
- Custom vanity with marble countertop
- Built-in custom mirrored medicine cabinet
- Crown molding
- Glass enclosed shower
- Brushed chrome fixtures and taps
- Recessed halogen lighting

second floor

Landing:

- Quarter sawn oak hardwood floor
- Wrought iron railing and oak spiral staircase
- Wool carpet runner
- Clear storey window with stunning north views
- Coffered ceiling
- Ornate plaster crown moulding
- Dental plaster crown moulding
- Recessed halogen lighting

Master suite

Master Bedroom & Sitting Area:

- Broadloom
- Coffered ceiling
- Large picture window with stunning north views over Rosedale
- Raised paneled walls
- Ornate plaster crown moulding
- Dental plaster crown moulding
- Built-in ceiling speakers
- Recessed halogen lighting

Walk-in His/Hers Closet:

- Broadloom
- Custom built-ins
- Recessed halogen lighting

Dressing Area:

- Broadloom
- Double closet with custom built-ins
- Laundry chute
- Recessed halogen lighting

Six Piece Ensuite Washroom:

- Heated herringbone limestone floor
- Large built-in cupboard
- Custom mirrored medicine cabinets
- Double custom vanities with marble countertop
- Large soaker tub with marble tub deck
- Pretty north views
- Glass enclosed shower with bench
- Bidet
- Ornate plaster crown moulding
- Ceiling speakers
- Brushed chrome fixtures and taps
- Recessed halogen lighting

Hallway:

- Quarter sawn oak hardwood floor
- Ornate plaster crown moulding
- Entrance to custom cherry paneled elevator with integrated door
- Recessed halogen lighting

Powder Room:

- Quarter sawn oak hardwood floor
- Ornate plaster crown moulding
- Custom vanity with marble countertop
- Built-in mirror
- Recessed halogen lighting

Rotunda:

- Limestone tile floor with inlay
- Ornate plaster crown moulding
- Raised paneled walls
- Concealed mechanical room

Dining Room:

- Limestone tile floor with inlay
- Beamed ceiling
- Ornate plaster crown moulding
- Dental plaster crown moulding
- Two alcoves with display lighting
- Two closets with double doors and custom built-ins
- Raised paneled walls
- Decorative pillars
- Recessed halogen lighting

Living Room:

- Limestone tile floor with inlay
- Ornate plaster crown moulding
- Dental plaster crown moulding
- Gas fireplace with decorative mantel and marble hearth
- Raised paneled walls
- Ornate plaster crown moulding
- Stunning south views
- Walk out to south terrace
- Built-in ceiling speakers
- Recessed halogen lighting

Family Room:

- Quarter sawn oak hardwood floor
- Coffered ceiling
- Ornate plaster crown moulding
- Dental plaster crown moulding
- Incredible south views
- Wall-to-wall custom built bookshelves and cupboards
- Built-in bar
- Concealed cupboard (for sound system)
- Built-in ceiling speakers
- Recessed halogen lighting

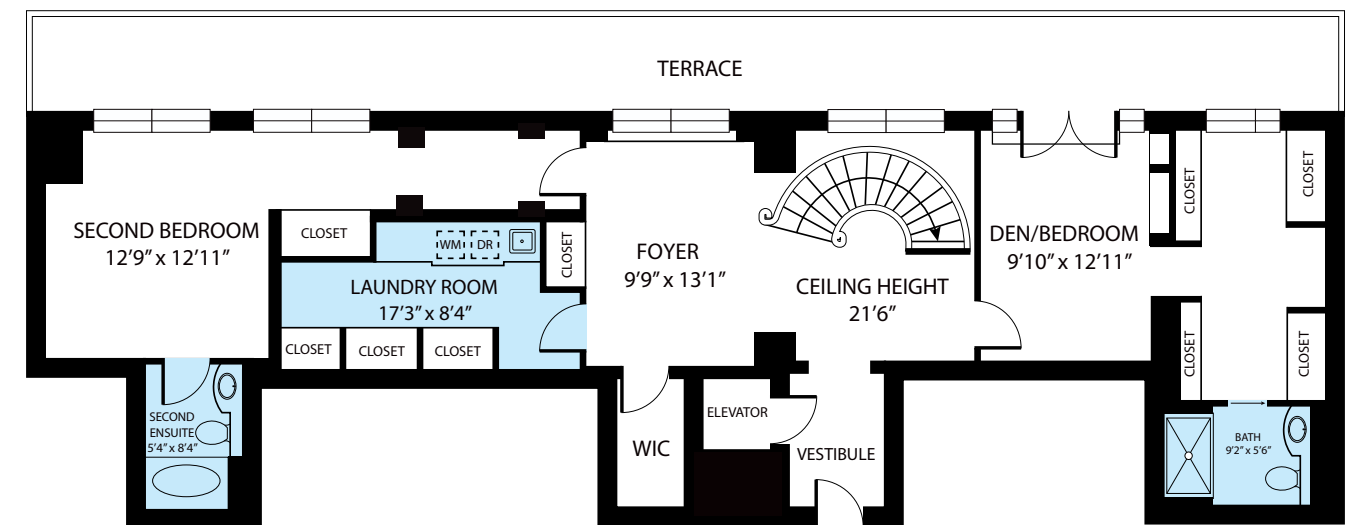
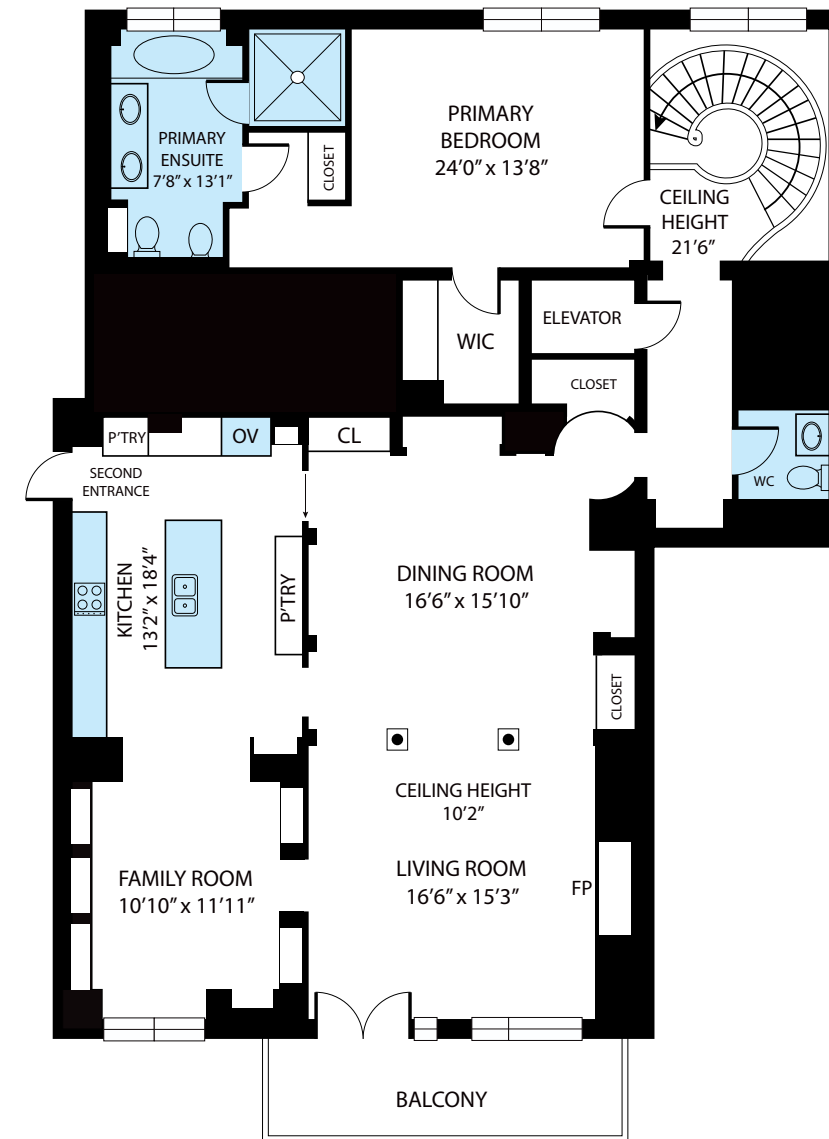
Kitchen:

- Quarter sawn oak hardwood floor
- Ornate plaster crown moulding
- Dental plaster crown moulding
- Two pocket doors
- Service entrance
- Built-in marble breakfast table
- Built-in bookshelves
- Wall-to-wall pantry
- Custom shaker style cabinetry
- Center island with breakfast bar
- Marble backsplash
- Marble countertops
- SubZero bar fridge
- SubZero bottom mount fridge/freezer
- Two additional SubZero freezer drawers
- Miele stainless steel wall oven
- Miele cooktop
- Miele stainless steel oven
- Miele stainless steel exhaust fan
- Miele concealed dishwasher
- Panasonic stainless steel built-in microwave
- Double stainless steel sinks with spray faucet
- Appliance garages
- Built-in ceiling speakers
- Under cabinet lighting
- Halogen display lighting
- Recessed halogen lighting

additional information

Taxes:	\$23,933.38 (2021)
Possession:	30 Days/TBA
Maintenance Fees:	\$3246.00/month
Inclusions:	All kitchen appliances, washer and dryer, wired for internet, all custom drapery and hardware, automatic blinds and roller blinds, security safe, in-suite security system, all electrical light fixtures, all built-in speakers, custom cabinetry, Lutron dimmers, gas line, water and power on both terraces
Exclusions:	Dining room light fixture and foyer light fixture

Offered at \$6,975,000.⁰⁰



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.







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