



20 Scrivener Square

SUITE 317



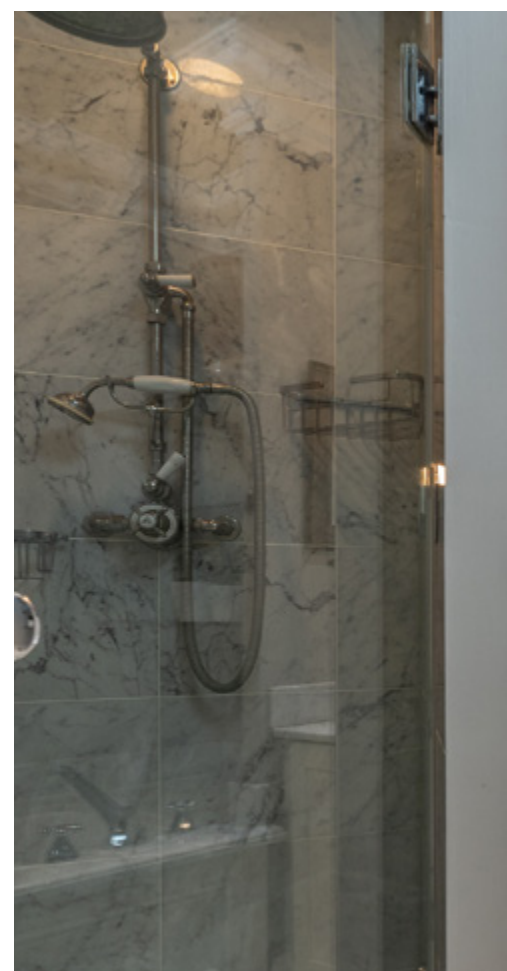
20 Scrivener Square SUITE 317

Sensational offering in this sought-after building, this corner suite is approximately 2200 square feet with two bedrooms including a spacious master bedroom and sitting area, his and her walk-in closets, and a luxurious six piece ensuite washroom. The main living area offers a formal living room and dining room and a desirable combined kitchen/breakfast area and family room with a walkout to a south-facing balcony. The living room overlooks Pricefield Park, and walks out to another south-east facing balcony. Custom built in bookshelves and exquisite millwork is evident throughout. Enjoy the rare elevator-only access, the positioning of this suite on a low floor and it's tranquil setting in the trees. Two car parking (side by side) and a locker completes this special offering. Summerhill at its best!











Foyer

- Limestone tile floor
- Direct elevator access
- Double coat closet with custom built-ins
- Plaster crown moulding
- Custom built-in bookcase

Dining Room

- Hardwood floor
- Plaster crown moulding
- Recessed halogen lighting

Living Room

- Hardwood floor
- Custom built-in bookshelves
- Gas fireplace with decorative mantel and granite surround
- Large picture windows with treeline views
- Plaster crown moulding
- Coffered ceiling
- Recessed halogen lighting
- French door

Study

- Hardwood floor
- Built-in bookshelves
- Large picture windows
- Plaster crown moulding
- Coffered ceiling
- Beautiful east views over Pricefield Park
- Halogen track lighting
- Walk out to balcony

Breakfast Area

- Hardwood floor
- Coffered ceiling
- Open to family room and kitchen
- Picture windows
- Pretty treeline south views

Family Room

- Hardwood floor
- Coffered ceiling
- Plaster crown moulding
- Open to kitchen and breakfast area

Kitchen

- Hardwood floor
- Granite counters
- Breakfast bar
- Double sink with polished chrome fixtures
- Whirlpool stainless steel dishwasher
- Thermador stainless steel four burner gas cooktop
- Thermador stainless steel oven
- Whirlpool stainless steel microwave / exhaust
- KitchenAid stainless steel double door refrigerator
- Plaster crown moulding
- Custom shaker style cabinetry
- Glass tile backsplash
- Halogen track lighting
- Under cabinet lighting
- Double French doors walk out to balcony

Double Closet

Powder Room

- Limestone tile floor
- Brass fixtures and taps
- Custom antique vanity
- Plaster crown moulding
- Recessed halogen lighting

Bedroom

- Broadloom
- Closet
- Plaster crown moulding
- Double French doors walk out to balcony

Four Piece Ensuite Washroom

- Tile floor
- Vanity with marble counter
- Polished chrome fixtures and taps
- Soaker tub with shower

Master Bedroom & Sitting Area

- Broadloom
- Large picture windows with south and west treeline views
- Plaster crown moulding
- Coffered ceiling
- Recessed halogen lighting
- Built-in ceiling speakers
- His & Her walk-in closets

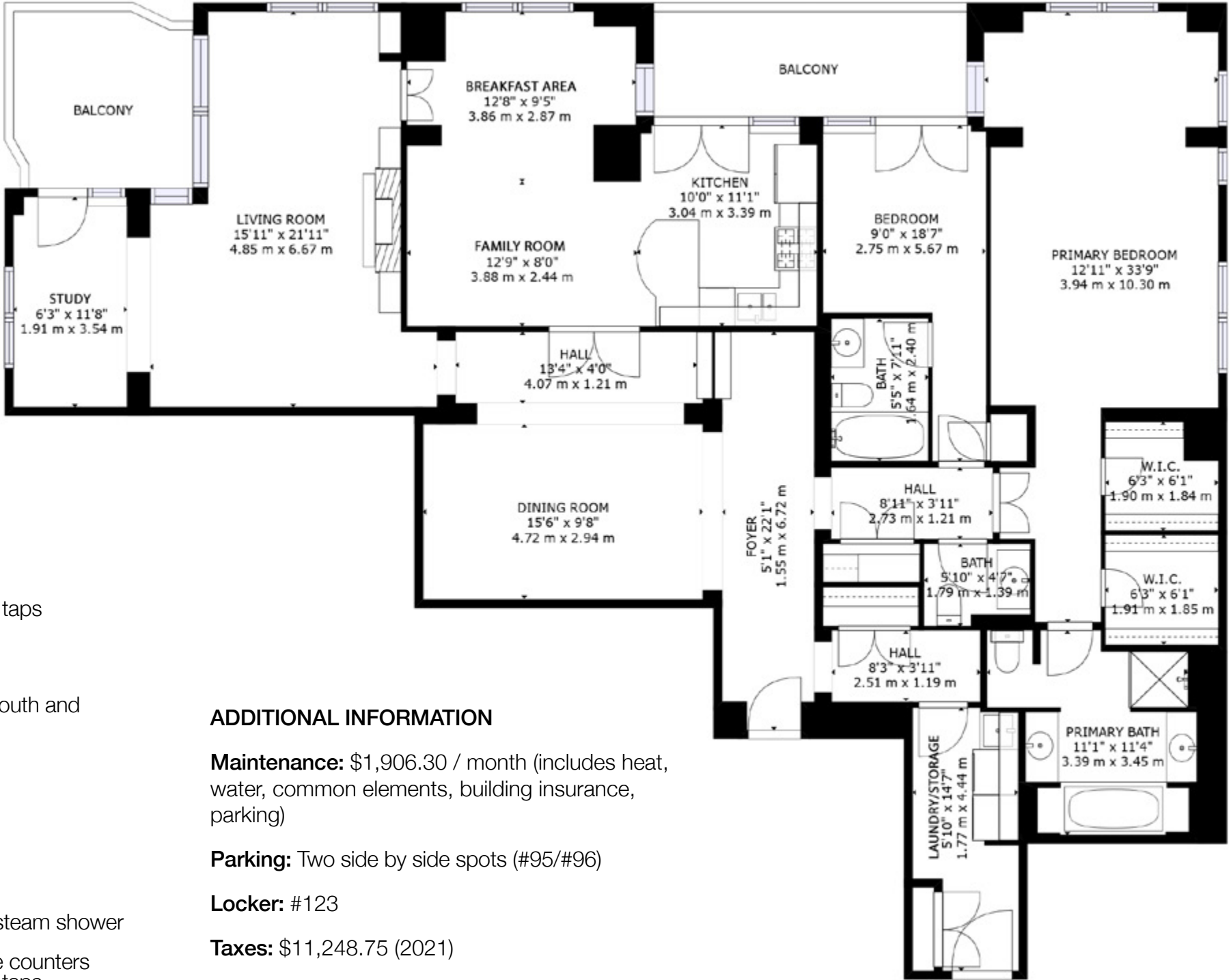
Six Piece Ensuite Washroom

- Marble tile floor
- Large soaker tub
- Glass enclosed shower with steam shower and rain showerhead
- His & Her vanities with marble counters
- Polished chrome fixtures and taps
- Floating glass shelves
- Glass display shelves
- Hanging mirrors
- Plaster crown moulding
- Recessed halogen lighting

Laundry Room

- Limestone tile floor
- Built-in shelves
- Double storage closet
- Laundry tub
- Whirlpool washer
- Whirlpool dryer

Separate service entrance



ADDITIONAL INFORMATION

Maintenance: \$1,906.30 / month (includes heat, water, common elements, building insurance, parking)

Parking: Two side by side spots (#95/#96)

Locker: #123

Taxes: \$11,248.75 (2021)

Possession: 30 Days / TBA

Inclusions:

All kitchen appliances, washer, dryer, all electric light fixtures (except excluded), all custom built-ins, all custom display lighting, window blinds, gas line for barbeque.

Exclusions:

All curtain rods and curtains, light fixture in the laundry room.

OFFERED FOR SALE AT
\$3,798,000.⁰⁰



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