



175  
PEARSON AVE

LW Leeanne  
Weld

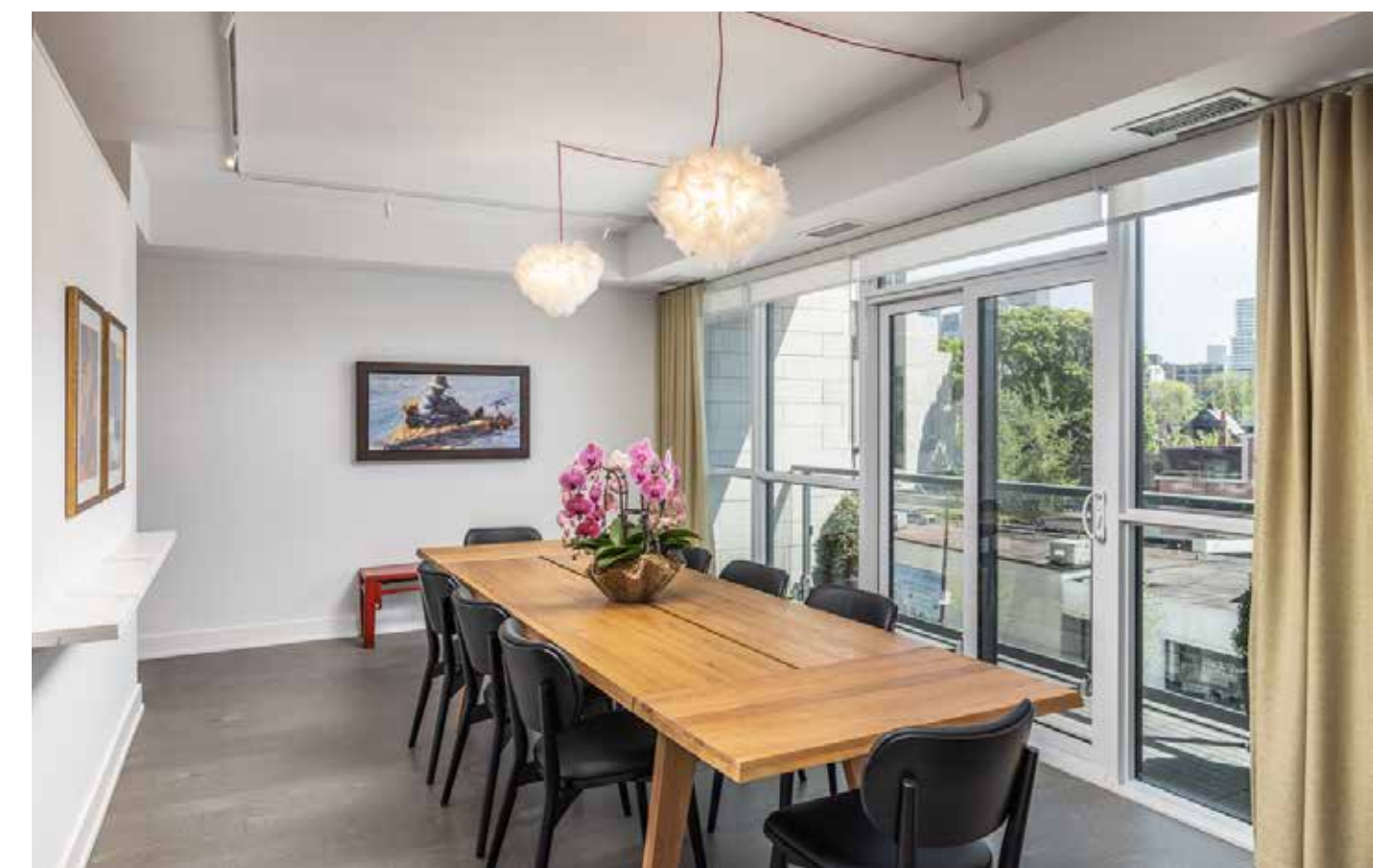


## Welcome to 181 Bedford Road, Suite 309

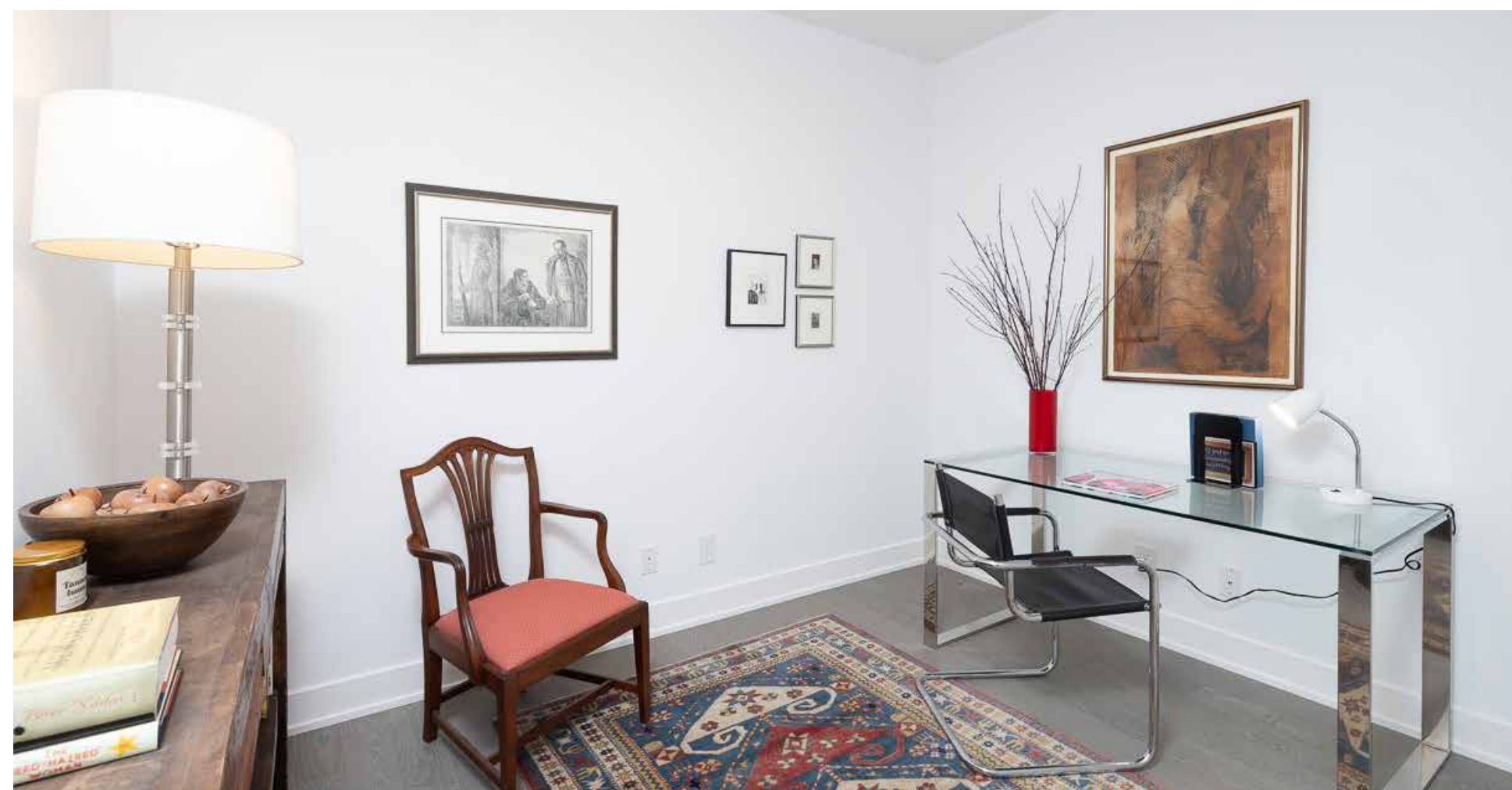
This stunning three bedroom corner suite is over 2000 square feet with distinct living and bedroom areas. Beautifully appointed with countless upgrades by the current owners. Enter through the foyer to the dining room for formal entertaining, with floor to ceiling windows and a walkout to a south-facing balcony. The custom kitchen has high end appliances and finishes, including marble countertops and backsplash, as well as a rare walk-in pantry with separate freezer and bar fridge. The expansive living room offers three separate sitting areas with custom designed niches and shelves for displaying art. The primary suite features a walkout to the second balcony, a five-piece ensuite washroom and a spacious walk-in closet with built-ins. The second bedroom offers a walk-in closet with built-ins and a three-piece ensuite. The third bedroom is currently used as an office. Other features of the suite include; 9 ceilings, a generous laundry room with sink and storage, two tandem lockers, and two underground parking spaces. This well managed building has excellent amenities including a 24 hour concierge, gym, lounge, rooftop patio, guest suite, and ample visitor parking. Walk to shops and restaurants in Yorkville. Truly a home in the sky!





















- FOYER
- Hardwood floor
  - Coat closet with custom built-ins
  - Recessed halogen lighting

- POWDER ROOM
- Custom wallpaper
  - Floating vanity
  - Polished chrome fixtures and tap
  - Built-in mirrored medicine cabinet

- WALK-IN PANTRY
- Tile floor
  - Built-in shelving
  - LG upright freezer
  - Wine fridge

- KITCHEN
- Hardwood floor
  - Pocket door
  - Polished chrome fixtures and taps
  - Floating marble shelves
  - Calacatta marble countertops
  - Calacatta marble backsplash
  - KitchenAid double wall ovens
  - Concealed refrigerator
  - Jenn-Air induction cooktop
  - Concealed dishwasher
  - KitchenAid stainless steel built-in microwave
  - Double stainless steel farmer’s sink
  - Gooseneck faucet and spray
  - Recessed halogen lighting

- DINING ROOM
- Hardwood floor
  - Built-in floating shelves
  - Floor to ceiling windows
  - Sliding glass door walks out to balcony

- LIVING ROOM
- Hardwood floor
  - Custom built-in bookshelf
  - Office nook
  - Walk-in closet with custom built-ins

- Directional track lighting
- Floor to ceiling windows

- FAMILY ROOM
- Hardwood floor
  - Custom built-in bookshelf
  - Built-in cabinetry with floating glass shelves
  - Directional track lighting

- SITTING ROOM
- Hardwood floor
  - Open concept
  - Custom built-in bookshelf
  - Directional track lighting

- LAUNDRY ROOM
- Tile floor
  - Laundry sink
  - Built-in mirror
  - Whirlpool stackable washer and dryer
  - Custom cabinetry and shelves

- OFFICE/BEDROOM
- Hardwood floor

- BEDROOM
- Hardwood floor
  - Walk-in closet with custom built-ins
  - Floor to ceiling windows

- THREE PIECE ENSUITE WASHROOM
- Oversized tile floor
  - Floating vanity
  - Polished chrome fixtures and taps
  - Built-in mirrored medicine cabinet
  - Glass enclosed shower with handheld shower

- PRIMARY BEDROOM
- Hardwood floor
  - Walk-in closet with custom built-ins by Tailored Living and pocket door
  - Large picture windows
  - Walkout to balcony

- FIVE PIECE ENSUITE WASHROOM
- Oversized tile floor
  - Double vanity
  - Polished chrome fixtures and taps
  - Freestanding soaker tub
  - Glass enclosed shower
  - Wall sconces

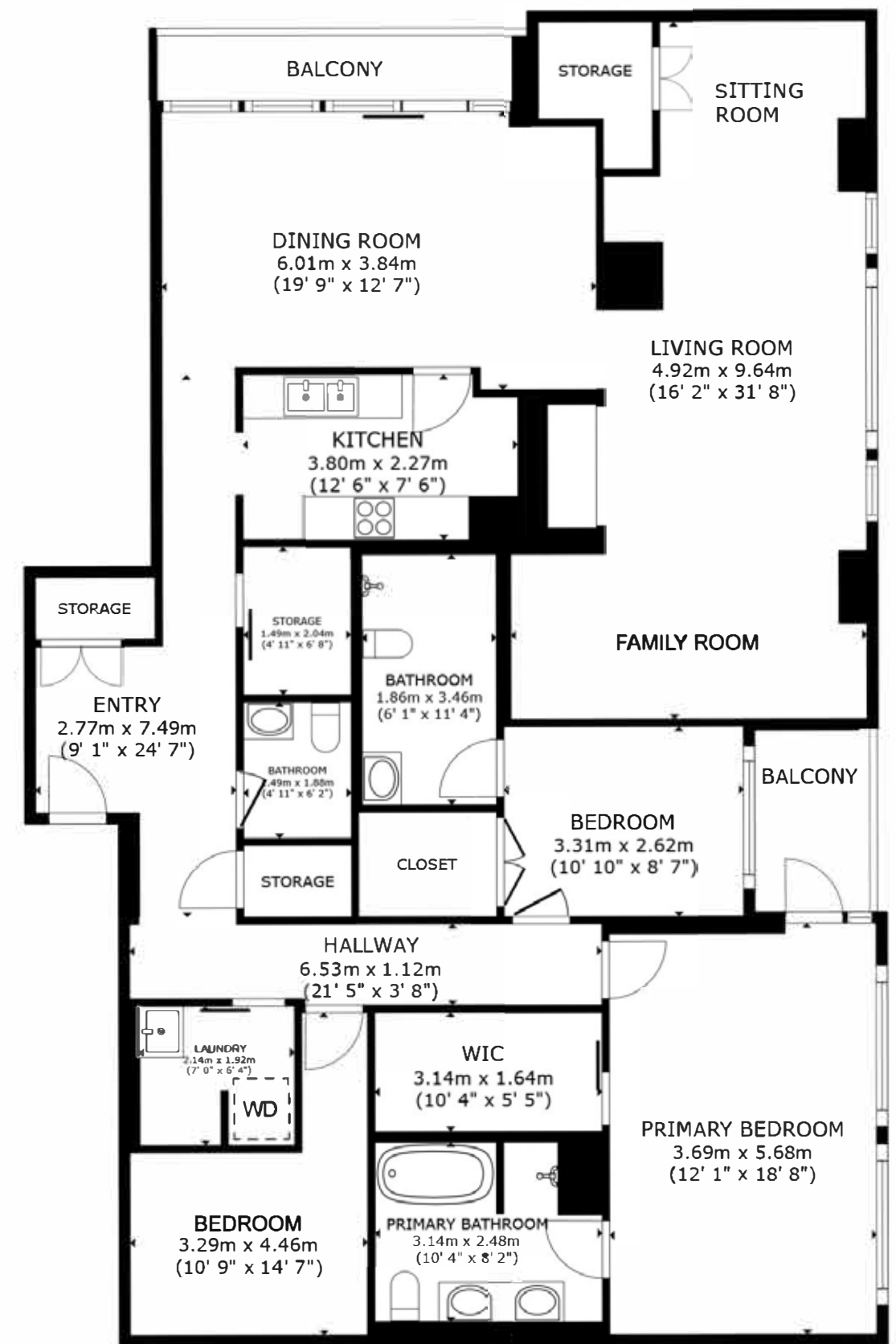
## UPGRADES BY CURRENT OWNERS

- Custom Hunter Douglas window blinds
- Custom curtains throughout suite
- Formerly an open concept kitchen with breakfast bar (wall was created, swing door, floating shelves)
- Custom niches and display shelves for art with Calacatta marble counters
- Numerous new pocket doors, French doors, and hardware
- Custom built bookshelves
- Custom built buffet and cabinets
- Interior entirely freshly painted
- Installation of extensive lighting for custom art displays
- Extensive installation of custom flush-mount lighting
- Dining room light fixtures (Design Within Reach)
- New wallpaper in powder room
- Extensive reinforcing of walls throughout the suite for art installation

## ADDITIONAL INFORMATION

MAINTENANCE:	\$1,884.05/month (includes: heat, water, central air conditioning, parking, building insurance, common elements)
TAXES:	\$ 11,220.82 (2025)
POSSESSION:	60 Days/TBA
LOCKER:	Two tandem lockers
PARKING:	Two underground parking spots
INCLUSIONS:	All kitchen appliances, upright freezer, wine fridge, washer, dryer, all electric light fixtures, all Hunter Douglas blinds, all custom built-ins.

OFFERED FOR SALE AT \$2,298,000.<sup>00</sup>







**Chairman Award Winner**  
**#2 Dollar Volume, #4 Units Sold**  
 2024  
**Gairdner Award Winner**  
 2004-2024  
**Lifetime Chairman's Award Winner**



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