

Castlemere

75 CRESCENT ROAD, SUITE 301

Prepare to be charmed! Awarded Toronto Heritage Building status, The 'Castlemere' is a period mansion block located within one of South Rosedale's prime neighbourhoods. Situated a moment's walk from the Rosedale subway station, excellent shops, restaurants and a number of top private and public schools, Suite 301 is tucked away amongst character homes and tree lined streets. One can appreciate both the quiet, park-like setting and most convenient location.

From the moment you enter there is a feeling that this is indeed a very special place.

This elegant, sun filled condominium penthouse is a veritable 'Oasis in the City'. There are stunning and commanding westerly views from the lounge, second bedroom and terrace; the latter with its wrought iron railings forming the perfect setting to unwind with a glass of wine and dine al fresco at the end of the day.

Gleaming bleached oak hardwood floors and a coved ceiling with sparkling crystal chandelier welcome you to this top floor suite. A glazed door to the terrace and picture window fill this space with natural light which illuminates the architecturally distinctive ceiling mouldings.

The open and airy feeling of space continues from the west-facing bay window to the nine and a half foot ceilings with crown mouldings. Open concept in nature, the living room communicates with the dining area, an absolute ideal arrangement for entertaining. Again, bleached oak hardwood flooring is present throughout the unit, recently overlaid with a high quality underlay and elegant broadloom. Walls throughout the unit have been redecorated in neutral Farrow and Ball estate emulsion colours.

The Master bedroom comfortably fits a king sized bed, and a wall of custom built-in wardrobes and drawers have been sympathetically designed to complement the style of the period building. Another large window brings brightness and light into this space, but for evening the dimmable twin wall mounted light fixtures provide a special ambience. Entry to the full ensuite bathroom is gained through a sliding solid wood pocket door. An exterior window once again provides natural light, supplementary to the dimmable light clusters. Heated tiled floors can be programmed for comfort, walls are completely tiled with white tumbled marble and granite forms the countertop of the vanity. The combination of a rain shower head and deep bathtub is enhanced by Carlo Frattini faucets and taps—overall a most luxurious space in which to start and finish the day.

Greet each morning in the sun drenched breakfast room, perfectly positioned to afford views of the city or double it up as a third bedroom or bright studio/den. Versatility is the key word for this room, with its glazed French entry doors and a discreet blind to provide privacy as needed.

The kitchen truly forms the heart of this open plan within the apartment, where cooking, socializing and entertaining radiate. Solid wood custom cabinetry provides abundant storage and the stainless steel backsplash provides a stylish statement. The generously sized breakfast bar, continuous with the granite

countertops provides the focal point for entertaining and food preparation, as well as a casual spot for pre-dinner conversation. An array of stainless steel appliances including an ultra-quiet Bosch dishwasher complete the gourmet kitchen.

Discretely tucked away behind closed doors is the space for a stacked washer and tumble dryer. Additionally, in the basement of the building, there are full size and no cost to use washers, tumble dryers and a large laundry tub, should those be required.

The second 3-piece bathroom boasts floor to ceiling travertine marble tiles with programmable underfloor heating to keep feet cosy in any season. Zucchetti taps and faucets complete the feeling of luxury with accent lighting creating a special environment.

At the south end of the suite, positioned for privacy, is the second full size bedroom. A bay window with far reaching westerly views provides a very separate room for family or guests alike, and a built in bookcase will hold many items without intruding in the living space.

The elegant terrace is the ultimate outdoor City sanctuary space. Propane BBQ friendly, full-length electric awning for shade/rain/privacy, and planters abundant with flowers create an oasis to unwind and relax.

A spacious private use locker, located in the basement is ideal for all the seasonal decorations, suitcases etc that are essential but not necessarily needed every day. There is an exclusive use parking space, located to rear of the building. Security lighting is present for the comfort and peace of mind of residents.

In all, Suite 301 is the picture perfect penthouse pied-a-terre that has been updated for sophisticated, modern living while retaining the character and presence so often lost in today's newer constructions.

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Main Level

Entrance:

Bleached oak hardwood floors
Nine and a half foot ceilings with cove mouldings
Double door hall closet
Crystal chandelier
Glazed door with side-lite window leads to outdoor terrace

Combination Lounge and Dining Room:

Quality neutral wall to wall carpeting (bleached oak hardwood underneath)
West facing and north facing bay windows, both with Roman shades
Nine and a half foot ceilings with dental moulding
Recessed ceiling lights

Sitting Room (option as Dining Room area):

Quality neutral wall to wall carpeting (bleached oak hardwood underneath)
Nine and a half foot ceilings with dental moulding
Brushed chrome chandelier
Double door closet for storage

Kitchen:

Open concept design
Medium oak stained cabinetry
Granite stone counter-top
Bleached oak hardwood floors
Stainless steel backsplash
Open shelving and access to breakfast room (3rd bedroom)
Double stainless steel sinks with Hansgrohe brushed chrome faucet with spray nozzle
Three matching bar stools
Brushed chrome chandelier
Stainless steel GE Profile fridge with bottom freezer
Stainless steel Frigidaire Electrolux professional series stove
Stainless steel Frigidaire professional series microwave
Bosch dishwasher

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Main Level

Master Bedroom:

Neutral wall to wall carpet (bleached oak hardwood flooring underneath)
Built-in double hanging mirrored closets and drawers (storage cupboards above)
North facing casement window
Nine and a half foot ceiling
Two wall sconces

Ensuite Bath (4-piece):

Large vanity with granite countertop and chrome faucet
White tumbled marble wall tiles
Heated mosaic tile floor
Large white soaker tub with Frattini faucet, rain shower head and hand-held shower head
Built-in floor to ceiling cabinet
Recessed ceiling lights
White Toto toilet

2nd Bedroom:

Wall to wall neutral carpet (bleached oak hardwood floors underneath)
Built-in bookshelf
West facing bay window with Roman shades
Nine and half foot ceilings

3rd Bedroom (Breakfast Room or Office):

Wall to wall neutral carpet (bleached oak hardwood floors underneath)
Double French doors with frosted glass
East and South East facing walls of casement windows with Roman shades
Chandelier

Guest Bath (3-Piece):

Floor to ceiling travertine marble floor to ceiling tiles
Recessed ceiling lighting
Vanity with marble countertop
Chrome Zucchetti faucets
Mosaic tile heated floors
Glass shower enclosure
Chrome Zucchetti rain shower and hand held shower heads
Large mirror with stainless steel frame

Ensuite Laundry:

Space and plumbing for Washer and Dryer

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Main Level

Terrace:

West facing with painted wrought iron railing
Tile flooring
Full length black and white striped electric awning
Propane BBQ friendly space
Six planters

Inclusions:

All drapes and window coverings, all privacy shades, all light fixtures and chandeliers, GE stainless steel fridge, Frigidaire Electrolux stainless steel stove, Frigidaire stainless steel microwave, Bosch dishwasher, three bar stools, all wall to wall carpets, outdoor electric awning and attachments, air conditioning unit and attachments, six planters on balcony currently containing flowers and cedar trees

Exclusions:

Miele washer and dryer

Locker (#10):

Located in basement
Exclusive use

Parking (L4P1):

Outdoor surface level
Exclusive Use

Status Certificate:

Copy dated May 13, 2014 available upon request.

Maintenance Fees:

\$957.12 for 2014 (Included: Hot Water, Common Elements, Building Insurance, Air Conditioning, Communal Laundry Facilities in lower level, Grounds Maintenance, Snow Removal; Not-Included: Heat, Hydro, Property Taxes, Cable)

Property Taxes: \$4782.22 for 2013

Legal Description: MTCC/1720 Level 4 Unit #1

Heating and Cooling: Electric baseboard heating and in-unit central Air Conditioning system

Possession: 60-90 days TBA

List Price: \$969,000.00

Schedule Agreement of Purchase and Sale

This Schedule B is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER, _____, and

SELLER, _____,

for the property known as _____,
Agreement of Purchase and Sale dated _____.

The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited is to be construed as expert legal, tax, or environmental advice.

The Buyer acknowledges that the deposit referred to herein shall be placed in Chestnut Park Real Estate Limited's (the deposit holder) statutory trust account which will earn interest at prime less Two point Two (2.20%) Percent. Provided that the interest earned is more than \$50.00 it shall be paid to the Buyer. Interest shall be paid to the date of completion only. No interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a Social Insurance Number for use on the required Revenue Canada T5 forms by no later than THIRTY (30) days following completion. Interest shall be paid to the SIN provider.

The Buyer's SIN is _____.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean any day, other than a Saturday, Sunday, or a statutory holiday in Toronto, Ontario, Canada.

This page must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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Schedule 'C' – 75 Crescent Road, Suite #301

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Please include the following clauses in all Agreements of Purchase and Sale and to form an integral part of the Agreement.

The information herein provided including but not limited to the feature sheets, Status Certificate report (if any) Survey and side report (if any), any Encroachment Agreement (if any), Tax bill (if any), and Floor plans for the property (if any) are to serve as a guide only for the prospective Buyer. Chestnut Park Real Estate Limited, the Seller for the property nor James Warren, Sales Representative and Andrea Menzel, Broker make any representations as to the accuracy and therefore the Buyer is requested to satisfy himself to the information contained herein.

The Buyer is requested to provide with any Agreements of Purchase and Sale a certified deposit cheque or bank draft - Herewith. If the deposit cheque is not certified or tendered as a draft, then the Buyer agrees that he shall provide a cheque with the Offer and will have one (1) business day from acceptance of the Agreement of Purchase and Sale to provide same to Chestnut Park Real Estate Limited, Brokerage in trust. And, the original cheque will be exchanged for the bank draft or certified cheque. All cheques, bank drafts are to be written with a Canadian Bank.

It is understood and agreed by both Seller(s) and Buyer(s) that for the purposes of clarification, all references made to the irrevocable time and date and times and dates specified in conditions of this offer, if any, will be deemed to reflect Toronto, Ontario, Canada, times and dates.

The parties to this Agreement of Purchase and Sale acknowledge that Chestnut Park Real Estate Limited, Brokerage have recommended that they obtain advice from their legal counsel prior to signing this document. The parties further acknowledge that no information provided by Chestnut Park Real Estate Limited is to be construed as expert legal advice. The Parties acknowledge that no information provided by Chestnut Park Real Estate Limited, Brokerage, or the Sellers for the property is to be construed as tax, building (structural), usage of property, heritage designation or environmental advice.

The parties to this agreement acknowledge that the Province of Ontario has implemented the 'Current Value Assessment' (CVA) system upon which property taxes are based. It is agreed that there shall be no claim made against any party to this agreement or any real estate broker or salesperson referred to herein, arising out of, or in any way related to assessment or property tax information in connection with the property.

All measurements are provided in feet for the floor plans and property measurements on the feature sheet.

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Schedule 'C' – 75 Crescent Road, Suite #301

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The Seller represents and the Buyer acknowledges that the subject property is located in an area designated as a heritage area. The Buyer agrees to proceed with this transaction and not raise any objections with respect to the foregoing. (Please see the South Rosedale Rate Payers web site). www.southrosedale.org.

The Seller represents and the Buyer acknowledges that the dwelling on the property has been designated as having historical and architectural significance under the Ontario Heritage Act and further that the building in which this unit is located is in a heritage district. As a result, changes to the property may not be permitted without the consent of the local heritage authority. Notwithstanding the foregoing, the Buyer agrees to proceed with the transaction and not raise any objections with respect thereto.

The Parties to this Agreement of Purchase and Sale agree to allow the Listing and Co-operating brokers to use the location and picture of the property and Offering Price in their future marketing pieces, but not to release the sale price or parties names to this Agreement.

For the purpose of this Agreement, the terms "banking days" or "business days" shall mean any day, other than a Saturday, Sunday, or a statutory holiday in Toronto, Ontario, Canada. A Banking Day shall end at 5pm of that day.

Please attach Schedule B and C to all Agreements of Purchase and Sale.

75 CRESCENT ROAD, TORONTO

James Strathy Warren

Hons. B.A., C.F.A.C

Sales Representative

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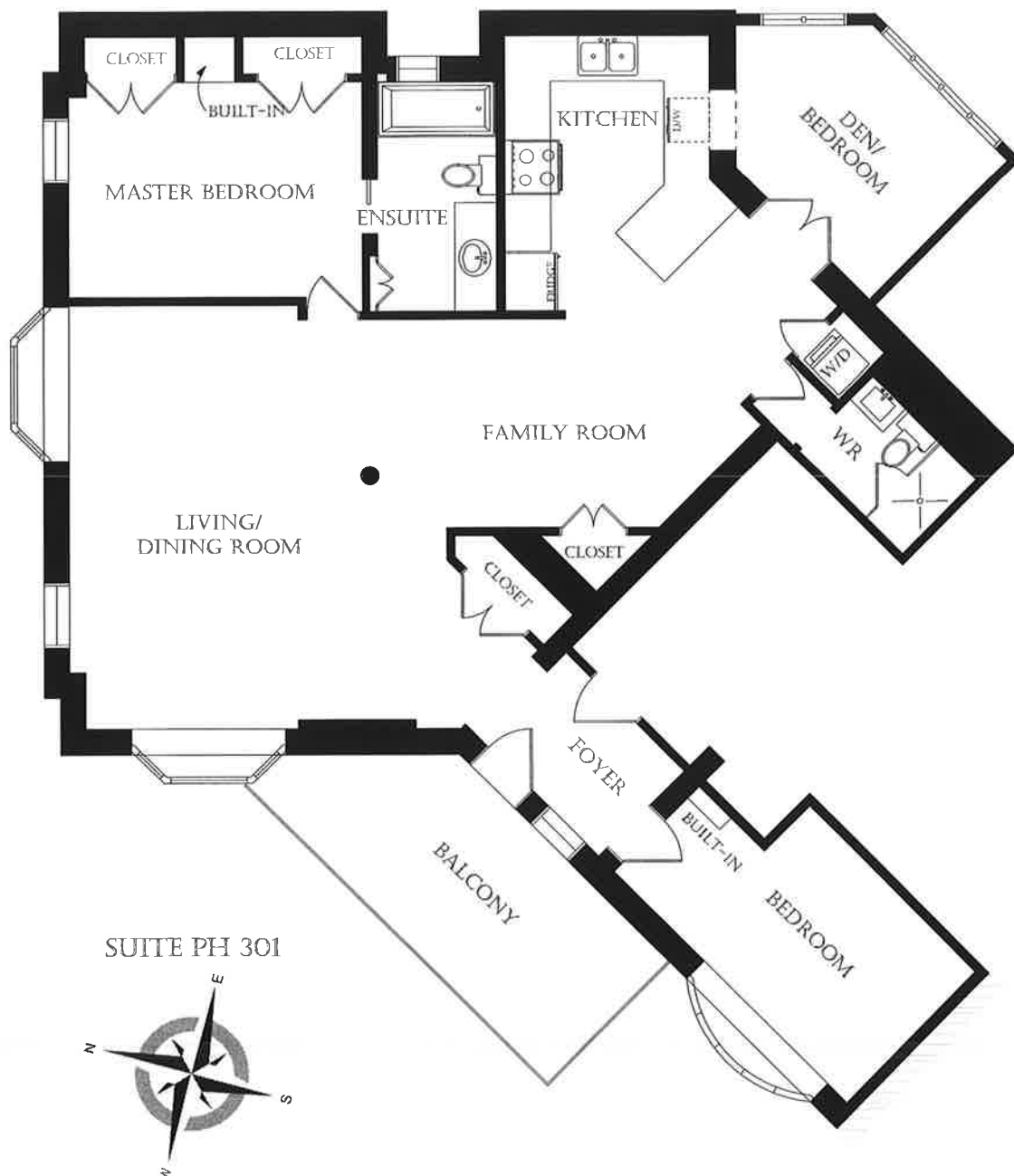
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May 14, 2014

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

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For further information, please call:

James Strathy Warren

Sales Representative

Chairman's Award

Chairman's Award for sales volume in 2002 -- 2007, 2011, 2012 and 2013*

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Vice-Chairman's Award*

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Prospective Purchasers should satisfy themselves regarding the accuracy of the information contained in this feature sheet.
The information is provided by sources we believe to be reliable, but which may not be, and which we therefore cannot guarantee

*Designate 2013