

# Welcome to Thornwood

## 202-20 Scrivener Square



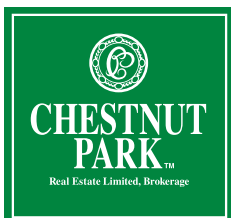
### An Outstanding Suite in a Building with Exceptional Service and Amenities In The Heart of Yonge/Summerhill

**A Walkers Paradise**  
Walk Score: 92/100

**A “Riders” Paradise**  
Transit Score: 91/100

**Very “Bikable”**  
Bike Score: 67/100

Suite 202 is an exceptional, 965 square foot, suite with a “green view”. It has many upgrades and detailing including a fireplace flanked by custom shelving and cabinetry, generous use of moldings, a Bose build-in stereo system with speakers in the living room and the bedroom, hardwood floors and a “real” linen closet.



*Georgina Ratcliffe*

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*202-20 Scrivener Square*



## **Location:**

Thornwood was named for the farm that originally occupied the site and much of the surrounding area. Today the area is known as Yonge/Summerhill. It is conveniently located in Rosedale at the heart of midtown's epicurean district. It is north of Bloor Street and south of St. Clair Avenue. The TTC is a minute away, Vintages/LCBO's flagship store is steps away and there are many excellent restaurants nearby. Pricefield Park is right next door and if tennis is of interest, there are 2 private clubs within as many blocks and municipal courts just down the road in Ramsden Park.

## **THE NEIGHBOURHOOD:**

Yonge/Summerhill is home to a diverse group of residents, from families who have lived for years in Rosedale to a new generation of residents who live on the surrounding streets and in this building. It is a popular area for any age.

## **THE THORNWOOD CLUB:**

Residents of Thornwood are able to enjoy the use of the Thornwood Club which offers a billiards room, a quiet lounge with fireplace, a catering size kitchen, wine cellar, a beautiful outdoor terrace, an aerobics gym and a weight room. And, for suite 202 these amenities are just down the hall.

## **WHY THORNWOOD?**

The building is impeccably maintained, the concierge service amazing and the whole city is at your doorstep. It is indeed a quiet enclave in the heart of the city.

## Highlights:

Entrance Foyer:	Hardwood floor, wall moldings, crown molding, coat closet.
Powder Room:	Marble floor, marble topped vanity with under-mount sink, toilet, stainless steel LG True Steam washer, dryer.
Living Room:	Hardwood floor, crown molding, Electro Flame electric fireplace, built-in book cases with touch-latch lower cabinets, built-in Bose stereo system connected to speakers in the living room and the bedroom, over-size, south facing window that open, Shade-O-Matic retracting blind, drapes.
Dining Room:	Hardwood floor, crown molding, twist & tilt south facing French doors opening to a large, 17' x 9' balcony/terrace with wood tiled floor, Shade-O-Matic retracting blinds, drapes and iron and glass railing.
Kitchen:	Marble counter tops, bar counter, new (6 months) stainless Jenn-Air 5 burner cooktop and oven, stainless Panasonic microwave oven/extraction fan, new (6 months) stainless Miele built-in dishwasher, large Amana fridge with lower drawer freezer and integrated panels, double stainless sinks and a Kitchen Aid garburator.
Bedroom:	Broadloom, wall and ceiling moldings, California shutters, over-size south facing windows, linen closet and built-in stereo speakers.
Dressing Room:	Broadloom, double hung with built-in shelving and dresser.
Bathroom	Marble floor, marble topped vanity with under-mount sink, double mirrored cabinets above the vanity, toilet, Maax soaker tub and marble and a glass shower enclosure.

## Additional Information:

HVAC:	Electric heat pump with central air conditioning.
Monthly Maintenance Fee:	\$646.09 per month which includes the heat, the water, the central air conditioning, the common elements, the building insurance and the parking.
Taxes:	\$4,323.59 - 2013
Parking:	1 space, level B, space 126
Locker:	Level 1, unit 58.
Possession Date:	60 days or to be arranged
Included in the sale are:	Jenn-air 5-burner cook top Jenn-Air oven Panasonic microwave/extraction hood Miele built-in dishwasher Amana fridge Kitchen-Aid garburator Bose stereo system and 2 remotes Mirror in front hall Broadloom where laid Electric light fixtures
Excluded are:	TVs in the living room and bedroom (arms will remain) The dining room chandelier The powder room mirror

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