

25 Scrivener Square, Suite 208



www.25scrivener.com

\$359,800

THE MILLS/HANDS TEAM

Sue Mills* Alex Mills** Katie Mills*
Sarah O'Neill* Jill Fewster-Yan*
Cynthia Hands*



Sarah O'Neill Alex Mills Sue Mills Cynthia Hands Jill Fewster-Yan Katie Mills



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Living Room



Open Kitchen



Open Concept



Dining Room



Kitchen



Master Bedroom



4PC Bath



Private Balcony



25 SCRIVENER SQUARE, SUITE 208

Entry ~ Double closet with sliding doors
 ~ Laundry ensuite/closet with Whirlpool stacked washer/dryer and built-in shelving

Living Room ~ Open, combined with dining room
 20'6" x 12'2"
 ~ Double garden doors walk-out to large private balcony
 ~ Engineered maple floor

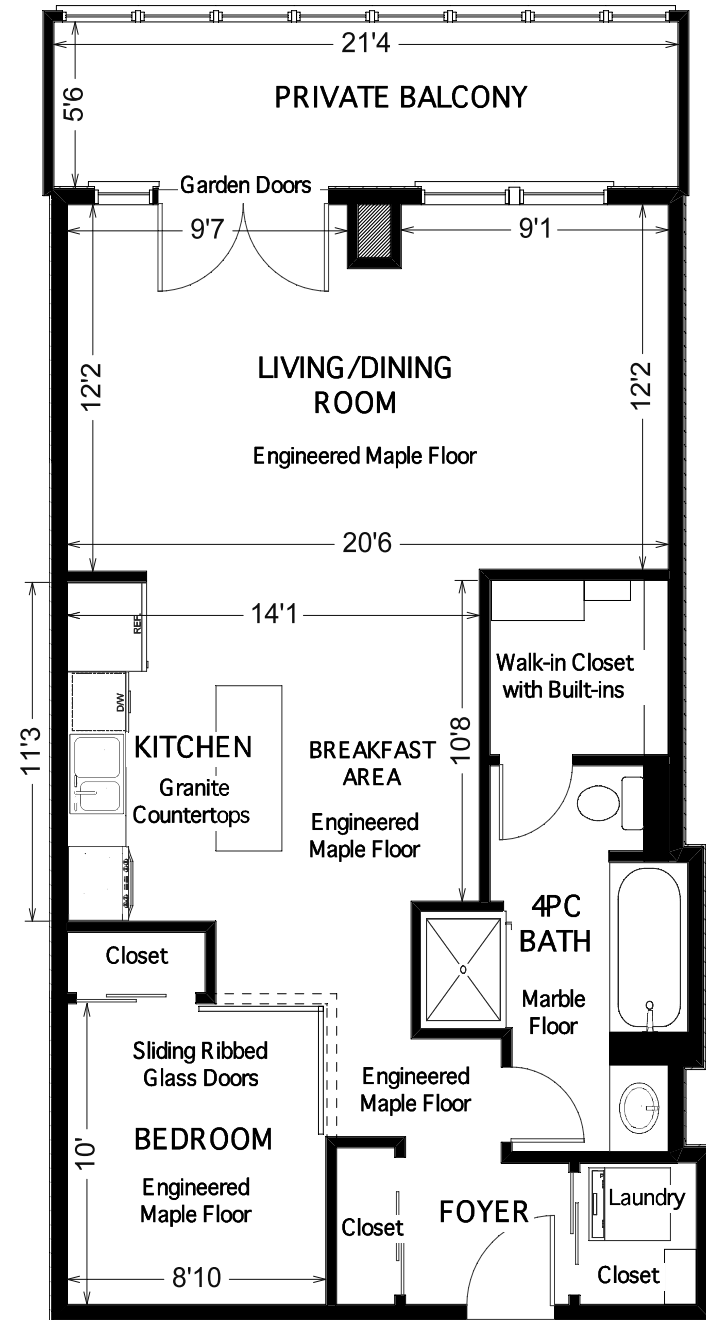
Dining Room ~ Combined with living room
 ~ Engineered maple floor

Kitchen ~ Whirlpool refrigerator, cooktop, oven and dishwasher, Broan hood exhaust
 14'1" x 11'3"
 ~ Offset double stainless steel sink
 ~ Three upper cabinets with textured glass doors, ceramic tile backsplash, granite countertop
 ~ Movable centre island with extra storage and granite countertop
 ~ Halogen track lights, engineered maple floor

Master Bedroom ~ Two ribbed glass free sliding doors
 10' x 8'10"
 ~ Double closet with sliding doors
 ~ Engineered maple floor

Bathroom 4pc ~ Soaker tub, separate shower, marble vanity top
 ~ Walk-in closet with built-in organizers
 ~ Marble tile tub surround and floor

Balcony ~ Private south facing
 21'4" x 5'6"





SUMMERHILL COMMUNITY HIGHLIGHTS

RECREATION AND PARKS:

Ramsden Park: (Gibson Ave) This large city park includes four tennis courts, an artificial ice rink, a children's playground and a wading pool.

Rosehill Reservoir: (Yonge St. & Rosehill Ave.) Has a surfaced path ideal for walking, jogging and cycling. There is also a children's playground, wading pool, water fountain, reflecting pool and waterfall.

David Belfour Park: (Yonge St. & Rosehill Ave.) Enjoy hiking trails through the wilderness of the Vale of Avoca Ravine.

Oriole Park: (Yonge St. North of St. Clair Ave.) This park has a playground, wading pool, two tennis courts, walking and cycling path as well as The Sports Club of Canada.

Pricefield Parkette: (Yonge St. & St. Clair Ave.) Has a children's playground and Badminton & Racquet Club.

The Toronto Lawn Tennis Club: (Yonge St. & Price St.)

Toronto Deer Park Public Library: (St. Clair Ave. & Alvin Ave.) This branch offers a great variety of programs for children, teens, adults and seniors.

LOCAL RESTAURANTS:

A full array of eateries, from Italian to Sushi, and fast food to fine dining: Plakutta, Patachou, Terroni, Didier, Capocaccia, Jingles, Quail & Firkin, Spiga, Himalayan Spice, Samier's, Sushi, Lakes Bar and Grill, Brownes Bistro, Pastis Restaurant and Bar, Thai Magic, Rosedale Diner, Timothy's and Starbucks just to name a few!

HEALTH CARE:

Toronto General Hospital, Mount Sinai Hospital, St. Michael's Hospital

LOCAL SHOPS AND CONVENIENCES:

Bruno's Fine Foods, Sobey's Grocery Store, Vintages LCBO, The Beer Store, Patachou Bakery, Olliffe Butcher, Harvest Wagon, All The Best Fine Foods, Fruit Markets, Flower Shops, Pharmacies, Dry Cleaners, Health Shops, Hair Salons, Barber Shops, Quintessence Designs, Horsefeathers Antiques, Boutique Clothing shops, Spas, Post Office, TD, CIBC, Roots and Staples just to name a few!

Hazelton Lanes: (Avenue Road & Yorkville Ave.) Alan Cherry, Hugo Nicholson, Jacadi, Maxine's Nanni Belts Designs, Sandro, Phillippe Artois, Running Room, Urban Voyager, Femme Coiffure & Spa.

Toronto Eaton Centre: (Yonge St. & Dundas St.) Sears, Eddie Bauer, Aritzia, Hollister, Chapter's, Laura's, La Senza, Grand & Toy, Radio Shack, FIDO, Body Shop, Crabtree & Evelyn, Shoppers, Blacks, ATM's Bell World, Lenscrafters, City Grill Restaurant, JJ Muggs, McDonald's, Mr. Greenjeans, Disney Store, Baby Gap, Dairy Queen, plus many many more!

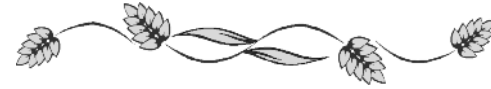
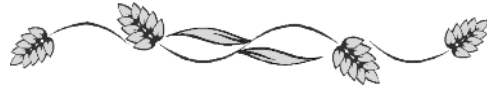
TRANSPORTATION:

Public: 5 minute walk to both the St. Clair and Summerville Subway Stations with connections to the Yonge-University-Spadina line. 20 minute walk to Yonge & Bloor Streets.

By Car: 5 minutes from Downtown Toronto. Approximately, 15 minutes to Toronto's major highways, Don Valley Parkway, Gardiner Expressway and 401.

NEARBY ATTRACTIONS:

Easy downtown access to Harbourfront, Rogers Centre, The Air Canada Centre, Distillery District, BMO Fields, and CNE.



COMMUNITY SCHOOLS

Toronto District School Board

www.tdsb.on.ca

JK-6	Rosedale Jr. P.S. 22 South Drive	416-393-1330
JK-8	Deer Park Jr. & Sr. 23 Ferndale Avenue	416-393-1550
9-12	Jarvis C.I. 495 Jarvis St.	416-393-0140

French Emersion Programs

www.tdsb.on.ca

Toronto Catholic District School Board

www.tcdsb.on.ca

1-8	Our Lady of Perpetual Help C.S. 1 ½ Garfield Avenue	416-393-5239
1-8	St. Michael Choir Sr. 67 Bond St.	416-393-5518
9-12	Msgr Fraser College Toronto 146 Isabella St.	416-393-5533

Toronto Post Secondary Schools

www.sbinfo.edu.gov.on.ca

University of Toronto 27 Kings College Cir.	416-978-2011
York University, Glendon Campus 2275 Bayview Ave.	416-487-6710
George Brown College, St. James Campus 200 King St. E.	416-415-2000
Ryerson University 350 Victoria St.	416-979-5000

Toronto Private Schools

www.edu.gov.on.ca/eng/general/elemsec/privschr/index.html

Bishop Strachan School (girls) 298 Lonsdale Road	416-483-4325
Havergal College (girls) 1451 Avenue Road	416-483-3519
St. Michael's College School 1515 Bathurst St.	416-653-3180
Upper Canada College (boys) 200 Lonsdale Road	416-488-1125
Toronto French School (both) 296 Lawrence Ave.	416-484-6533

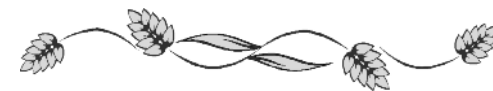


ADDITIONAL INFORMATION

- Property Taxes:** \$2,528.53 (Annual in 2008)
- Possession:** 30-90 days or to be arranged
- Parking:** One Owned Parking Space
Level B, Unit #81 – (P2 Level)
- Locker:** One Owned Locker
Level B, Unit #127 (P2 Level)
- Maintenance Fee:** \$499.14 per month in 2008
Includes: Water, heat, central air conditioning, common elements, building insurance and parking
- Hydro Costs:** Approximately \$45 per month in 2008
(Includes hydro and fan which circulates heat and air conditioning throughout the suite)
- Balcony:** Open
- Square Footage:** Approximately 811 sq ft (per MPAC)
- Exposure:** South
- Facilities:** Exercise room, billiard and party room, visitor parking, valet parking, 2 guest suites and bicycle storage racks
- Security:** 24 Hour Concierge – 7 Days per Week
- Pet Restrictions:** Maximum 2 “general household domestic pets” are welcome!
- Property Manager:** Brookfield – 416-324-8717
- Inclusions:** Whirlpool refrigerator, dishwasher, cooktop and oven, Broan hood exhaust, Whirlpool stacked washer/dryer, movable centre kitchen island, built-in cabinetry, light fixtures and window coverings

E&OE

FACILITIES OF 25 SCRIVENER SQUARE



The information contained in this feature sheet has been prepared as a guide to prospective purchasers. Purchasers should satisfy themselves as to the accuracy of the information presented in the feature sheet. Not intended to solicit properties currently listed for sale. Prudential Sadie Moranis Realty is an independently owned and operated broker member of Prudential Real Estate Affiliates, Inc., a subsidiary of Prudential Insurance Company of America, owner of Trademarks.

