



Parking: 2 Spots Underground P2 08, 09

Locker: Locker in Basement P2 154

Taxes: \$7240 (2021)

Included: Heat Pumps, CAC, Fridge/Gas Cooktop, Oven, Dishwasher, Microwave, Washer/Dryer, Direct Gas for BBQ on Balcony

Maintenance Fees: \$1254/Month Includes Cable & internet

Possession Date: 30 Days/TBA

List Price: \$1,975,000.00



**Alan Dudeck**

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Not intended to solicit properties currently listed. All data cited in these sheets are deemed to be reliable. Purchasers, however, must satisfy themselves to the accuracy.



**Welcome to**  
**906-25 Scrivener Sq**  
**“A Midtown condo gem”**





### 25 Scrivener Sq. #906

**25 Scrivener Sq (Thornwood 2) Condominium** is a mid-size building affording its midtown residents an unparalleled location set back from Yonge St, just one subway stop north of Bloor and Yonge. Condo apartments which are south-facing above the 6th floor are privileged to enjoy stunning panoramic vistas, day and night of the City's evolving skyline, as well as views of the treed green canopy over the protected neighbourhood of Rosedale. The location is truly an oasis, with much area green space (Ramsden and Balfour Parks, ravines and parkette immediately behind the building), and nicely distanced from the Yonge St cacophony of intensity. The 13 storey building is well-connected to transit, trails and roadways.



The detailed Floor Plan and MLS Listing included with these sheets sets out the various details/features of this 9th Floor south-facing gem which includes a spacious living/dining room area fronted by two sets of premium French Doors which provide exceptional natural light from the south/west/east, and which lead to a large covered balcony with deck tiles and gas connection for BBQs.

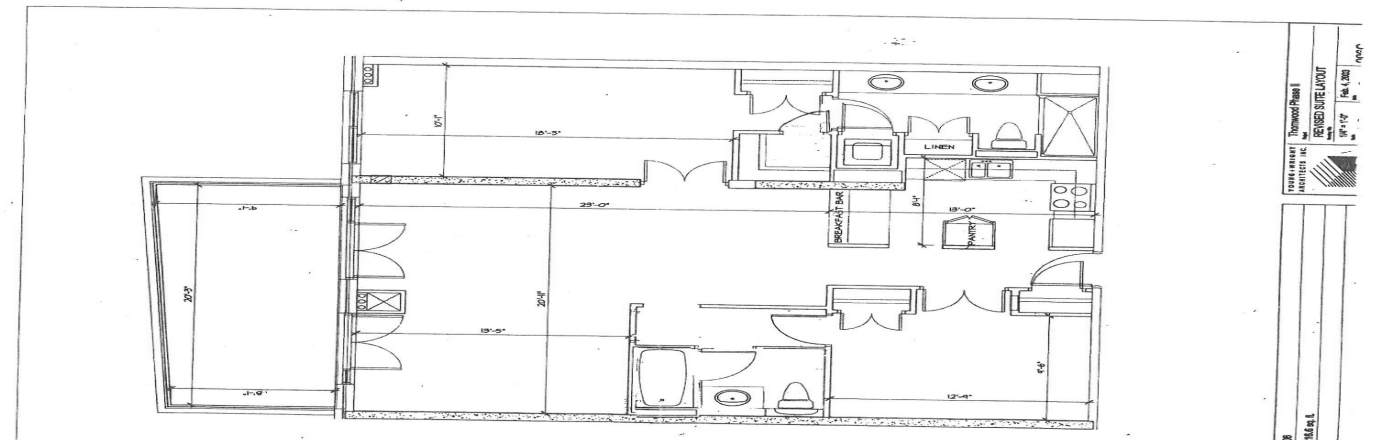
The generous sized Primary Bedroom suite also has great light transmission energizing the space which leads to ensuite 4 piece bathroom with long vanity (2 sinks) and good sized shower. Floor and wall finishes are marble. Two large closets and the washer/dryer complete the suite.

The other Bedroom or Den/Office is nicely separated from the Primary bedroom and the open area at the front of the unit. Includes a double closet, custom wall shelving unit and adjacent access to the other 4 piece bathroom, which also works nicely for guests.

The kitchen has granite counters, hardwood floor, a breakfast bar and current appliance standards including a gas cooktop with ample shelving and pantry storage. The custom design succeeds to maximize efficiency for own use and entertaining.

Two parking spaces and one locker are included conveniently located on the second underground level.

Building amenities including meeting/party room, gym, guest suites, electric car charger and car wash as well as truly exceptional concierge and management staff governed by a talented and committed Board made up of building residents.



For more Photos and Info Go To:  
906-25scrivenersq.com