

# 18 BEVERLEY STREET #717 (TRIPLE APARTMENT) PHOEBE ON QUEEN

## Property Details

<b>Square Footage:</b>	Approx. 3,946 sq. ft. (+ 670 sq. ft. terrace)
<b>Taxes:</b>	\$15,137.75 / 2023
<b>Maintenance Fees:</b>	\$4,122.00 / month
<b>Closing Date:</b>	30 / 60 days / to be determined
<b>Parking:</b>	Four owned underground spaces (P1 # 51+52/ P2 #92+93)
<b>Locker:</b>	Two owned lockers (P1 #51 & P2 #93)

**Inclusions:** Sub-Zero side-by-side fridge/freezer, GE Monogram cooktop (as is), GE Monogram microwave speed oven and convection oven, GE Monogram dishwasher two GE Monogram beverage drawers; Marvel wine cooler; Stacked Whirlpool washer and dryer; all electric light fixtures (except those noted under exclusions); all window coverings + blinds; Murphy bed + mattress in guest bedroom; outdoor kitchen (with fridge, electric BBQ, counter, and storage); outdoor pergola with motorized sunshade.

**Exclusions:** Any and all artwork; all audio / visual equipment; all household and outdoor furniture; light fixtures in primary bedroom and daughter's bedroom; Maple yoga wall in guest bedroom.

### Pertinent Details:

- Renovated in 2016 by Sarah Richardson Design
- Wide plank engineered wire-brushed Ash hardwood flooring throughout

### The Great Outdoors:

- 670 square feet of total outdoor living, including balconies
- 600 square feet of southwest exposure outdoor living on the terrace, equipped with a custom pergola with motorized sunshade, a living and dining area and outdoor kitchen with built-in BBQ & fridge

## ENTERTAINING AND LIVING WING

### Formal Foyer

- Built-in wardrobe
- Recessed LED lighting

### Living Room

- Custom cabinetry with bar sink and Marvel wine cooler
- Wet bar with marble countertop and backsplash
- Floating glass shelves with brass detail
- Wrap around windows with custom drapery and five sets of glass sliding doors with walk-outs to the terrace
- Recessed LED lighting

### Wine Area

- Open concept
- Custom built-in cabinet with glass display shelves and doors
- Recessed LED lighting

### Kitchen / Dining / Family Room

- Open concept
- Custom cabinetry with brass hardware
- Pantry with pullout drawers
- White Caesarstone countertops and white Carrara Statuarietto marble backsplash
- Sub-Zero side-by-side fridge/freezer
- GE Monogram cooktop (as is)
- GE Monogram speed oven (microwave and convection oven)
- GE Monogram dishwasher
- Two GE Monogram under-counter beverage drawers
- Large porcelain sink
- Oversized center island with white Carrara Statuarietto marble waterfall countertop and breakfast bar
- Large window overlooking the interior courtyard with its fountain
- Two brass pendant light fixtures over center island
- Brass chandelier over dining room table
- Recessed LED lighting

### Den

- Custom built-in wall unit with open shelves
- Grass cloth wallpaper
- Sliding patio doors with custom drapery and sheers and walk-out to balcony
- Built-in speakers
- Lantern style light fixture
- Recessed LED lighting

### Office

- Double commercial glass entry doors
- Custom built-in bookcase with open shelves and drawers
- Custom built-in armoire
- Large window with custom drapery overlooking the courtyard
- Antique style globe pendant light fixture
- Recessed LED lighting

### Powder Room #1

- Marble tile flooring
- Hotel style vanity (with chrome legs, marble counter, undermounted sink and vintage style faucet by Waterworks)
- Designer wallpaper
- Dual flush Toto toilet
- Framed mirror
- Ceiling mounted light fixture

### Family / Service Entrance

- Secondary entrance, outside of kitchen
- Two massive storage closets in the hallway
- Large double closet with antiqued mirrored glass

**For more information regarding this property, please contact Christian, Paul at (416) 960-9995**

## GUEST WING

### Bedroom

- Pocket door entry
- Custom built-ins with open shelves, drawers and Murphy bed
- Walk-in closet
- Large window with custom drapery

### Four-Piece Ensuite Bathroom to Guest Bedroom

- Heated marble tile flooring
- Double vanity (with two undermounted sinks, marble countertop / backsplash and wall mounted vintage style faucets)
- Large shower (with rain showerhead, adjustable shower wand by Axor, marble surround and glass enclosure)
- Linen closet
- Toto toilet
- Large framed mirror
- Medicine cabinet
- Wall sconce lighting???
- Recessed lighting

## MAIN BEDROOM WING

### Primary Bedroom

- Custom built-in wardrobes with organizers
- Sitting area with bay window, custom draperies and blinds
- Two large storage closets
- Ceiling mounted multi-globe light fixture
- Recessed lighting

### Four-Piece Primary Ensuite Bathroom

- Heated marble tile flooring
- Custom walnut cabinetry (with marble waterfall countertop, two undermounted sinks and polished nickel faucets)
- Oversized shower (with rain showerhead, adjustable shower wand, shampoo niche, marble slab surround and glass enclosure)
- Built-in speaker
- Two mirrors
- Recessed lighting

### Bedroom

- Designer wallpaper
- Built-in closet with organizers
- Large window with custom drapery
- Ceiling mounted beaded light fixture
- Two wall sconces

### Bedroom

- Designer wallpaper
- Chair railing
- Large window with custom drapery and glass sliding door with walk-out to balcony
- Two wall sconces
- Contemporary pendant light fixture

### Four-Piece Main Shared Bathroom

- Marble basketweave tile flooring
- Soaker tub + shower combination (with shampoo niche, DXV faucet, and subway tile surround)
- Dresser style vanity (with marble countertop and undermounted sink)
- Dual flush Toto toilet
- Large mirror
- Two wall sconces
- Recessed lighting

### Powder Room #2

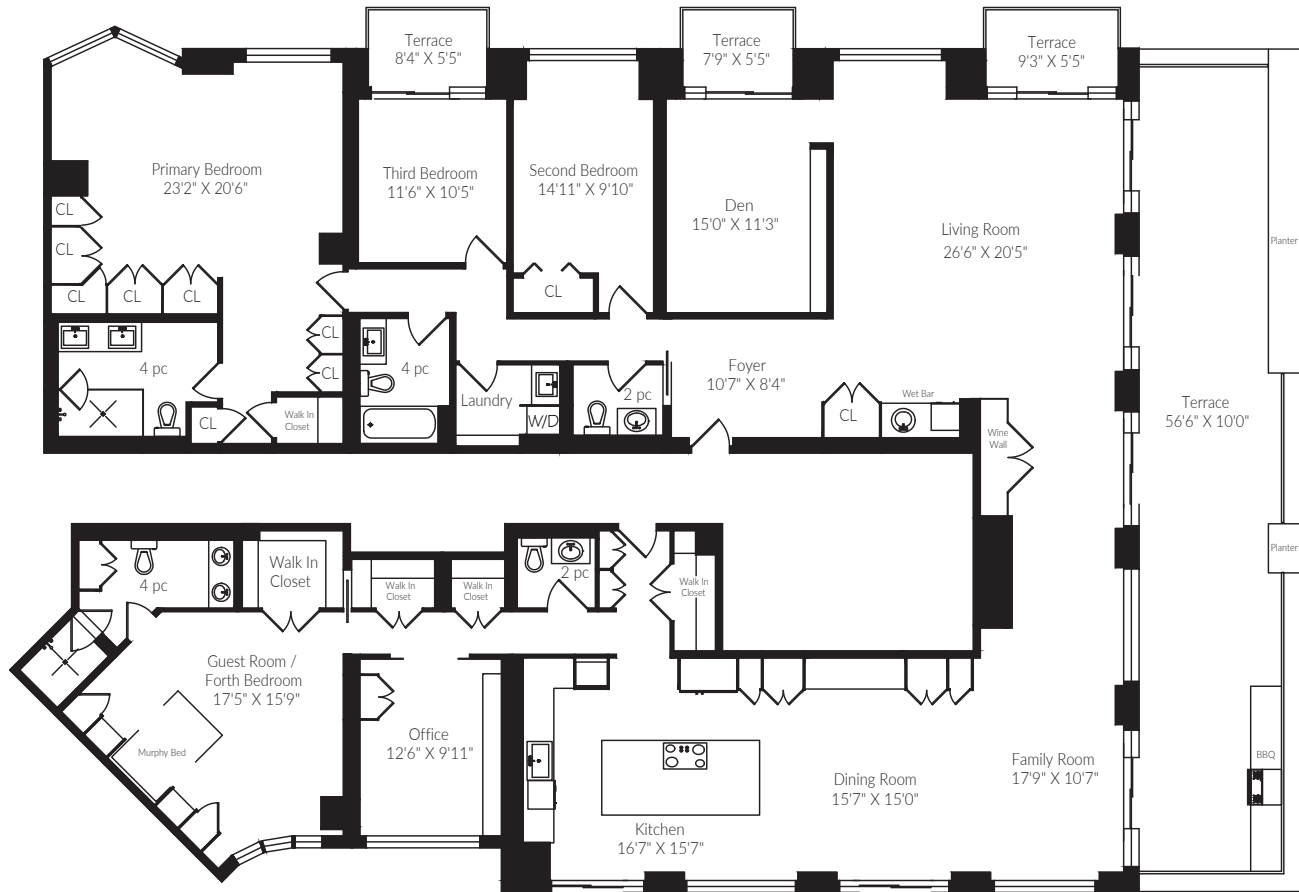
- Marble tile flooring
- Vanity with stone waterfall countertop and undermounted sink
- Designer wallpaper
- Shiplap wainscotting
- Dual flush Toto toilet
- Framed mirror
- Two wall sconces
- Recessed lighting

### Laundry Room

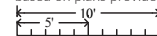
- Honed stone tile flooring
- Built-in cabinetry
- Stainless-steel sink
- Stacked Whirlpool washer and dryer
- Open shelves
- Ceiling mounted light fixture

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18 Beverley Street



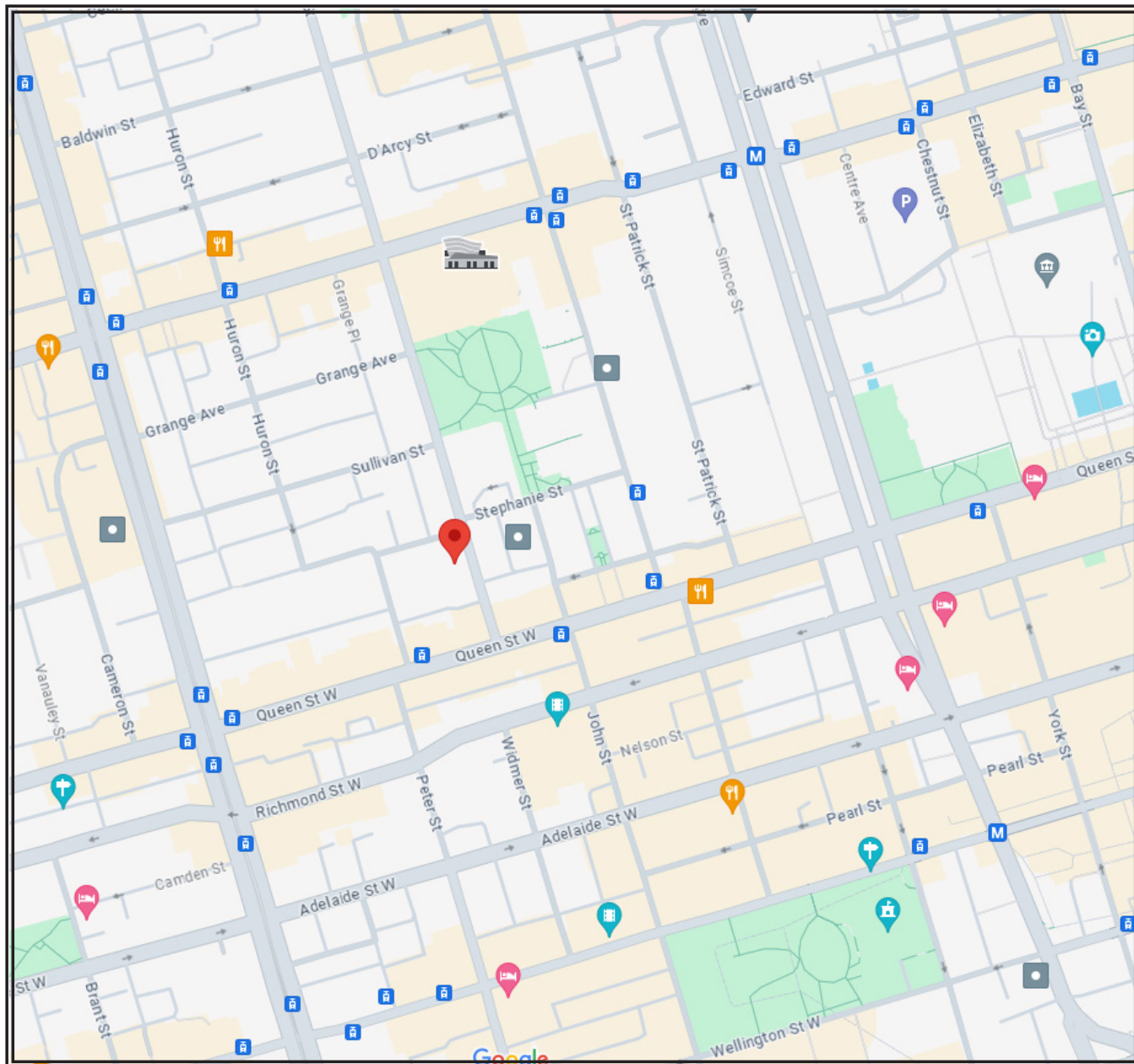
Suite 717  
3,946 Square Feet  
+ 670 Terraces  
based on plans provided



Measurements and Calculations are approximate  
To be used as guidelines only

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