



Get Ready to Fall in Love With This Truly Stunning Suite in Sought-After "Thornwood 2" at 25 Scrivener Square

- Rarely available 1-bedroom suite - the perfect entry into this sought-after community in prestigious Summerhill neighbourhood
- You'll swoon over the beautifully renovated kitchen with waterfall edge centre island, exceptional pantry storage, full-size appliances and soft close doors
- Bright, open concept design with dining area, or ideal home office nook
- Living room that spills out to huge balcony oasis overlooking pretty gardens and treed courtyard
- Wall of windows in bedroom with walk-in closet
- Oversized bathroom with separate shower and soaker tub, and pocket door creating powder room for guests
- Ensuite laundry room with fabulous storage
- Hardwood floors, smooth 9-ft ceilings and underground parking



Team@TheMillsTeam.ca | 416.443.0300



Lauren Rebecca*, Michael Adams*, Laura Lee*, Sue Mills*, Alex Mills**, Victoria Mills Delsnyder, Katie Mills*, Diane Fujita*, Sarah O'Neil* | * SALES REPRESENTATIVE ** BROKER

THE MILLS TEAM
is proud to present

25 SCRIVENER SQUARE
SUITE 303



25Scrivener303.com

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative ** Broker

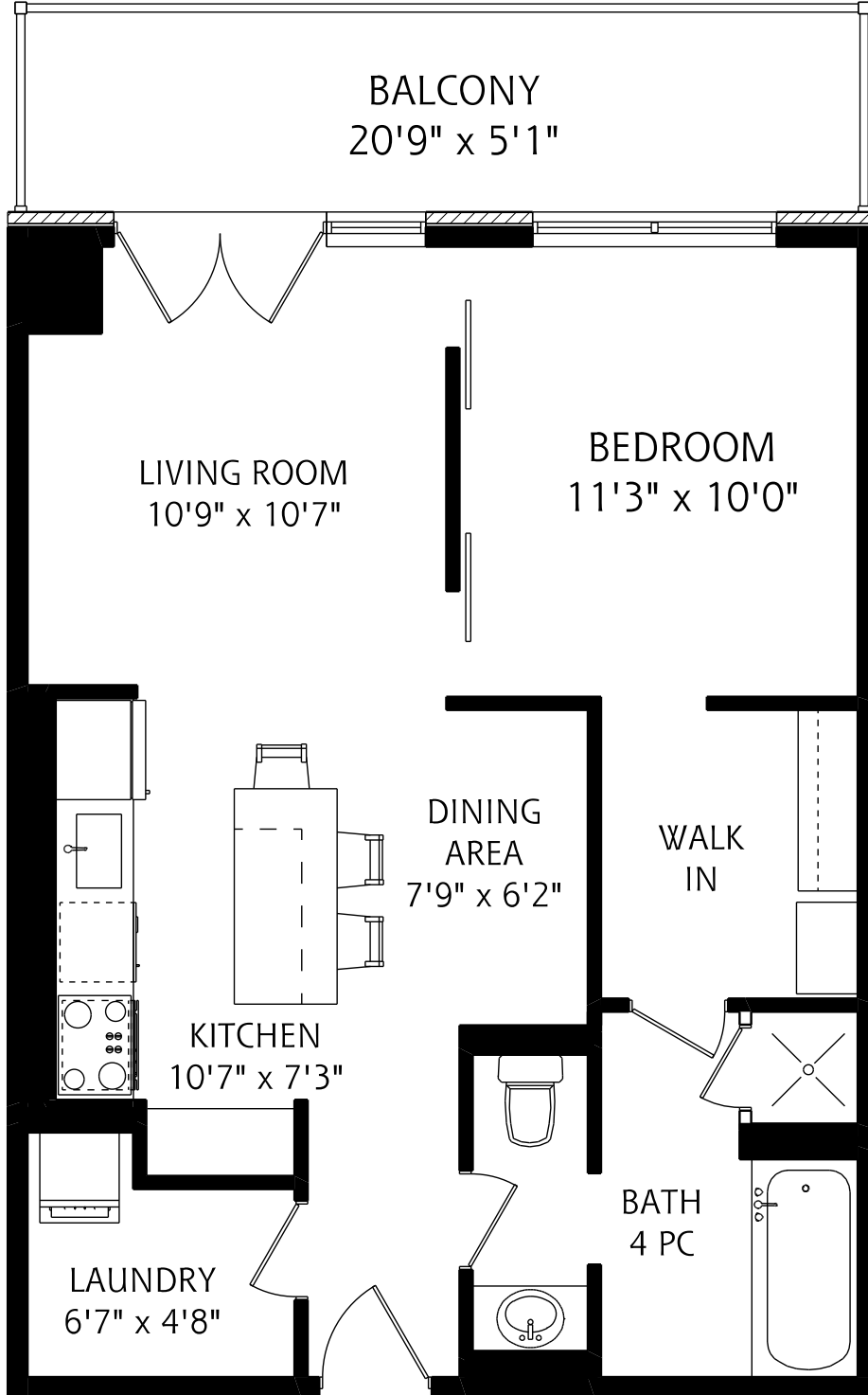


ADDITIONAL INFO

- Taxes:** \$2,926.56 (Annual in 2020)
- Possession:** 60 days or to be arranged
- Parking:** One owned underground parking space: Level B, Unit 100, PB #100
- Locker:** Sellers currently rent locker #135 from owner in the building at \$50 per month
Pre-paid by sellers until February 14, 2021
- Maintenance Fee:** \$579.58 per month
- Includes:** Water, gas, common elements, building insurance and parking
- Heating:** Heating and central air conditioning fan coil
- Utility Costs:** *Hydro:* Approximately \$45/month in 2019/2020
- Square Footage:** 667 sq ft plus _____ sq ft balcony
- Amenities:** 24/7 Concierge, valet parking, gym, party room with outdoor terrace/BBQ area, billiards, two guest suites, bicycle storage racks, visitor parking
- Pet restrictions:** 2 domestic pets maximum per suite
- Exposure:** Large private balcony with north exposure over treed courtyard
- Property Manager:** Crossbridge Condominium Management:
Paul Moreland (416) 324-8717
25scriveneroffice@rogers.com
- Inclusions:** Whirlpool refrigerator, cooktop, oven, dishwasher, washer, dryer, Broan hood exhaust, all built-in and attached shelving and closet organizers, all electric light fixtures, all window blinds
- Exclusions:** Removeable toilet bidet

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25 SCRIVENER SQUARE SUITE #303



667 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

