

39 PARLIAMENT STREET ■ PENTHOUSE #9

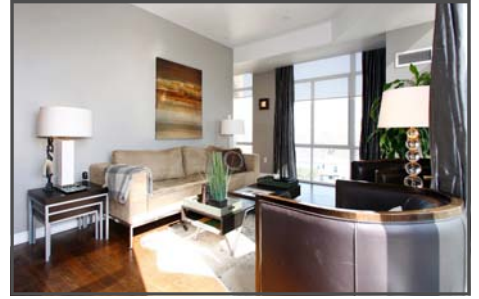
Offered for sale at
\$629,900

HEATHER HADDEN & ZACH HENLEY
Sales Representatives

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BOSLEY
REAL ESTATE

www.DistilleryPenthouse.com



Luxurious Downtown Living

Situated in the heart of the historic Distillery District, this truly unique corner penthouse suite is large and bright, with several floor-to-ceiling windows and South East & North exposures (Count all those windows!!). This recently renovated space is laid out over 2 levels, boasting an oversized private terrace with terrific views of the city, an upgraded slate-faced gas fireplace in the living area and dark wood floors throughout. The recently updated kitchen features granite counters, tumbled Israeli limestone floor tiles and Celini 'birds eye maple' (veneer) kitchen & cabinetry, double sink and upgraded stainless/black appliances (2009).

The master suite features a large double closet, sliding glass doors to a private 5 ft x 9 ft balcony, a 3 pc ensuite bathroom & an ideal nursery or closed home office. The 2nd bedroom, currently used as the master boasts dark wood floors, and a deep oversized closet (w/roughed-in Central Vac).

As far as the real estate adage "Location! Location! Location!!!" goes, the Distillery District is hard to beat! Located steps from historic cobblestone paths and courtyards leading to quaint restaurants, coffee shops, studios and art galleries, this location offers an escape from the bustle of the city, though still just minutes from the financial district, beaches, Harbourfront, major highways & St Lawrence Market.

.....& The Waterfront & West Donlands Revitalization Projects Are Well Underway!!!!

MAIN FLOOR

Foyer

- Coat Closet
- Marble Tile Floor
- Stairs to 2nd Level

Living Room 15.26' x 10.20'

- Dark Engineered Wood Floors
- Floor-To-Ceiling Windows
- Custom Fit Privacy Shades
- Gas Fireplace With Slate Surround
- Wall-Mounted Panasonic TV
- Sliding Glass Walk-Out To Private Terrace
- High Ceiling

Terrace 10' x 10.5'

- Private Open Terrace Overlooking The Distillery District

Dining Room 10.04' x 12.07'

- Dark Engineered Wood Floors
- Large Windows
- Contemporary Chandelier
- Custom Fit Privacy Shades
- High Ceiling

Kitchen 11.75' x 8.27'

- Upgraded & Updated Cabinetry
- Granite Counter Tops
- Custom Tiled Floor
- Double Sink
- Upgraded Stainless/Black Appliances (2008)
- 2 pc Guest Bath

OFFERED FOR SALE AT **\$629,900**



SECOND FLOOR

2nd Floor Landing

- Open Space Beside Staircase For Bookcases, Wardrobes Or As Den Nook
- Laundry Facilities
- Linen Closet

Master Bedroom 12.01' x 11.52'

- Sliding Glass Doors To Balcony
- Large Double Closet w/ Sliding Barn Doors
- 3 pc Ensuite Bathroom
- Separate Ensuite Nursery/Closed Home Office
- Dark Wood Floors

3 pc Ensuite Bath

- Updated w/ Custom Tiled Shower Stall
- Tiled floor
- Upgraded Contemporary Fixtures

Nursery/Office 9.19' x 8.69'

- Closet Space w/ Doors Removed
- North View & Great Natural Light
- Dark Wood Floors

2nd Bedroom 12.34' x 12.43'

- Large Room, Currently Used As Master Bedroom
- Double Wide & Deep Closet (w/Rough-In For Central Vacuum System)
- Dark Wood Floors

Balcony 5' x 9'

- North & South-East Exposure

4 pc Bathroom

- Updated w/ Contemporary Vanity And Lighting



ADDITIONAL INFORMATION:

Condo Fees: \$656.66
(Heat, hydro, water, central air,
parking, building insurance,
common elements)
Taxes: \$3,459.72 (2009)
Parking: Owned, 2 spaces (tandem)
Locker: Owned, 189
Possession: 30 days/TBA

INCLUSIONS:

Stainless steel fridge, oven/cooktop, built-in dishwasher,
built-in microwave, stacked washer and dryer, electric
light fixtures, custom privacy blinds, television (as is).

EXCLUSIONS:

Some furnishings are negotiable.



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