



629 King Street West, Suite 1413

The Ultimate Definition of Luxury Living

MICHELA MANTLE
SALES REPRESENTATIVE

Sotheby's | Canada
INTERNATIONAL REALTY









PROPERTY DESCRIPTION

Exceptional 2-storey penthouse in central King West. Enjoy hotel inspired living in one of the most sought-after locations in the city. State of the art interior finishes includes wide-plank hardwood flooring, designer wallpaper, Bose surround sound system, nest thermostats, brilliant pot lighting & upgraded ceiling fixtures.

Outstanding Scavolini designed kitchen with glossy white lacquered kitchen cabinetry with undermount lighting & marble countertops. Top of line appliances, seamlessly integrated for a clean look includes Sub Zero fridge & freezer, Wolf 4-burner gas cooktop, Wolf convection wall oven, Wolf microwave & Miele dishwasher. Dining and entertaining made easy with the stylish marble kitchen island with integrated Danby wine fridge.

Your dreamy primary retreat awaits with an expansive walk-in custom closet & blackout roller blinds. The tranquil 3-piece ensuite bathroom includes a frameless glass enclosed walk-in shower. A second 3-piece bathroom is located just down the hall to easily accommodate the additional bedroom & guests.

Walk up one level to your very own wellness space. The perfect place to Peloton, practice yoga or work out. Open the sliding door to let in the fresh air & enjoy a post workout stretch on the balcony. This expansive room is large enough to be a second bedroom or home office – the opportunities are endless!

Two balconies to choose from to enjoy the outdoors. A convenient gas line is installed for easy grilling with enough room for dining and lounging.

This penthouse is primely situated amongst the top restaurants, cafes & entertainment in the city. Whether it's a picnic in Victoria Memorial Square across the street or taking your dog to the nearby St. Andrew's Market Dog Park, this location has it all!

PERTINENT PROPERTY DETAILS

Bedrooms: 2

Bathrooms: 2

Square Footage: 1,071 (Interior), 154 (Exterior)

Parking: 1 Underground Parking Space (PD-3)

Locker: 1 Locker (LD-14)

Maintenance Fee: \$874.36/month

Property Taxes: \$4,956.54 (2020)

Possession Date: Flexible

- Custom Scavolini Designed Lacquered Kitchen Soft Close Cabinetry w/Under Cabinet Lighting, Integrated Appliances & Custom Drawer Organizers
- Natural Marble Countertops & Island
- Sub Zero, Wolf, Miele, Danby & Frigidaire Appliances
- Pot Lighting Throughout, Restoration Hardware & Black Rooster Light Fixtures & Haiku Smart Ceiling Fan
- Custom Closets
- Blackout Roller Blinds
- Phillip Jeffries & Cole & Son Wallpaper
- Glass Enclosed Walk-In Showers w/Rain Head
- Restoration Hardware Medicine Cabinets
- Herman Miller Coat Rack
- Two Balconies w/Gas Line
- Park in The Best Spot in The Building

PERTINENT PROPERTY DETAILS

Inclusions: Sub Zero 30" Fridge & Freezer, Wolf 30" 4-Burner Gas Cooktop, Wolf 30" Convection Wall Oven, Wolf 24" Built-In Microwave, Sirius Built-In Hood Fan, Danby 24" Wine Fridge, Miele Dishwasher, Frigidaire Washer & Dryer, Bose Surround Sound System, Nest Thermostats, Restoration Hardware Medicine Cabinets, Herman Miller Coat Rack, All Electrical Light Fixtures, All Window Coverings & Roller Blinds, All Bathroom Mirrors, All Custom Closet Organizers, TV Wall Mounts & Wire Covers

Exclusions: Peloton, Workout Mat & Floor Rugs, Any & All Artwork, All Household & Patio Furniture, Any Wall Units, Large Pieces of Furniture, Dining Room Cabinets, Entertainment Units, & Bookcases That Are Not Noted Under Inclusions



PROPERTY INFORMATION

Front Entry

- Pot Lighting
- Wide-Plank Hardwood Flooring
- Custom Laundry Closet
- Stacked Frigidaire Washer & Dryer
- Custom Translucent Glass Sliding Door Closet

Kitchen

- Restoration Hardware Light Fixture
- Wide-Plank Hardwood Flooring
- Custom Scavolini Designed Lacquered Kitchen Soft Close Cabinetry w/Under Cabinet Lighting & Custom Drawer Organizers
- Integrated Appliances: Sub Zero 30" Fridge & Freezer, Wolf 30" 4-Burner Gas Cooktop, Wolf 30" Convection Wall Oven, Wolf 24" Built-In Microwave, Sirius Built-In Hood Fan, Danby 24" Wine Fridge, Miele Dishwasher
- Natural Marble Countertops & 4-Seater Island
- Integrated Garbage & Recycling Centre Within Cabinets
- Glass Tile Backsplash

Dining & Living Room

- Wide-Plank Hardwood Flooring
- Bose Surround Sound System
- Nest Thermostat
- Roller Blinds
- TV Wall Mount & Wire Covers
- Walk-Out to Balcony

3-Piece Bathroom

- Pot Lighting
- Marble Tile Floor
- Cole & Son Wallpaper
- European Designed Vanity w/Ceramic Countertop & Integrated Sink
- Vanity Mirror w/Lighting
- Restoration Hardware Medicine Cabinet
- Frameless Glass Shower Enclosure w/Custom Designed Shower Tray
- Rain Head Shower

Primary Bedroom

- Black Rooster Light Fixture
- Wide-Plank Hardwood Flooring
- Grass Cloth Philip Jeffries Wallpaper
- Blackout Roller Blinds
- TV Wall Mount & Wire Covers
- Pocket Doors
- Walk-In Custom Closet
- Ensuite 3-Piece Bathroom

3-Piece Ensuite Bathroom

- Pot Lighting
- Marble Tile Floor
- Cole & Son Wallpaper
- European Designed Vanity w/Ceramic Countertop & Integrated Sink
- Vanity Mirror w/Lighting
- Restoration Hardware Medicine Cabinet
- Frameless Glass Shower Enclosure w/Custom Designed Shower Tray & Upgraded Frameless Glass Door
- Rain Head Shower w/Handheld

PROPERTY INFORMATION

Second Bedroom

- Haiku Smart Ceiling Fan
- Wide-Plank Hardwood Flooring
- TV Wall Mount & Wire Covers
- Nest Thermostat
- Custom Translucent Glass Sliding Door Closet
- Blackout Roller Blinds
- Walk-Out to Balcony

Outdoor Living

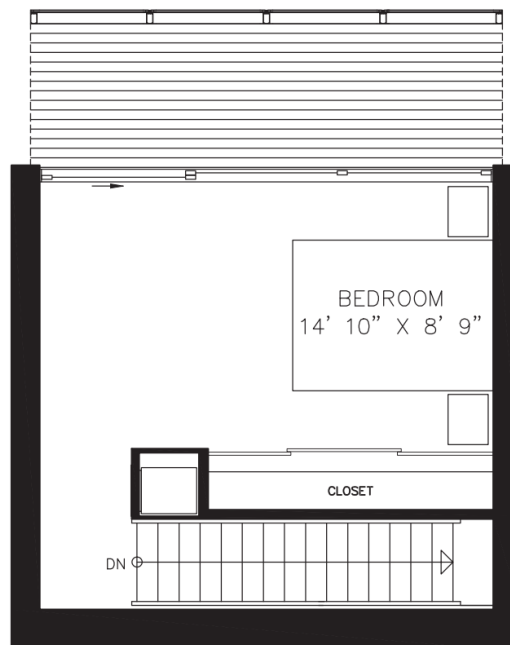
- Two Balconies
- Gas Line







FLOOR PLAN



NEIGHBOURHOOD

**629 King St W**

Toronto, ON

HOODQ ADDRESS REPORT™

Michela Mantle
905.330.4077
michelamantle.com

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.

**Ryerson Community School**

Designated Catchment School
Grades PK to 8
96 Denison Ave

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

É Éléon Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

**Other Local Schools
Downtown Vocal Music Academy of Toronto**

Grades 4 to 8
96 Denison Ave

The Grove Community School

Grades PK to 6
8 Gladstone Ave

Central Toronto Academy

Grades 9 to 12
570 Shaw St

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.

**Victoria Memorial Square Park**

10 Niagara St



2 min

St. Andrew's Playground

450 Adelaide St W



4 min

Alex Wilson Community Gardens

552 Richmond Street West



5 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Dog Park 2 Playgrounds
1 Trail 1 Picnic Facilities
1 Community Garden 1 Museum

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 19 minute walk away.

**Nearest Rail Transit Stop**

St Andrew Station

19 min

**Nearest Street Level Transit Stop**

King St West At Bathurst St
East Side

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1.49km.

**Toronto Western Hospital (University Health Network)**

399 Bathurst St

**Fire Station**

33 Claremont St

**Police Station**

255 Dundas St W

CONVENIENCE

Daily errands are quick and easy in this neighbourhood, with 4 amenities within a 7 minute walk from this home.

**Coffee****Gym****Grocery****Gas Station****HoodQ**

Disclaimer: These materials have been prepared for michela@michelamantle.com and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.





Michela Mantle

Sales Representative

905.330.4077 | 416.960.9995

mmantle@sothebysrealty.ca

michelamantle.com & sothebysrealty.ca

1867 Yonge Street, Suite 100, Toronto

125 Lakeshore Road East, Suite 200, Oakville

For those who seek an
exceptional life

Only
Sotheby's | Canada
INTERNATIONAL REALTY