



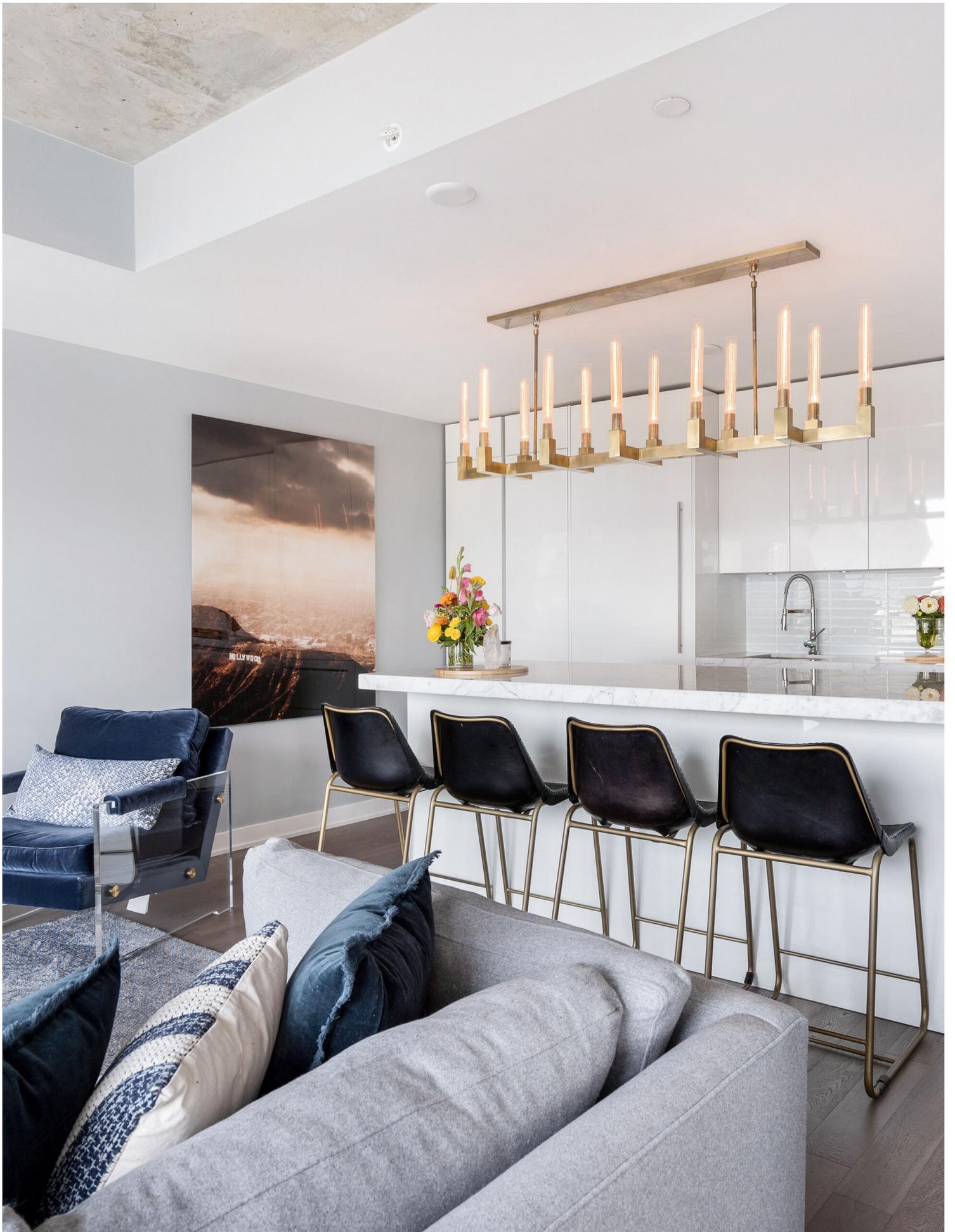
629 King Street West, Suite 1413

The Ultimate Definition of Luxury Living

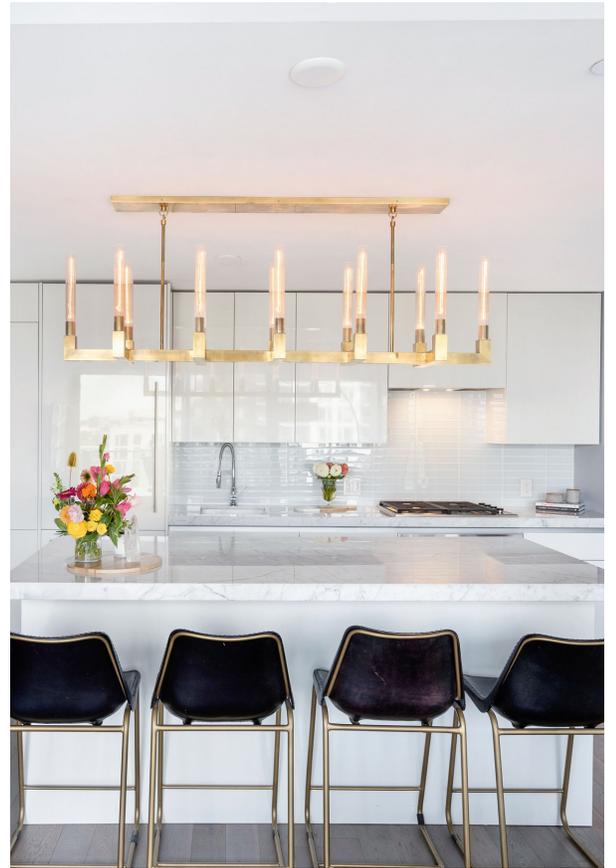
MICHELA MANTLE
SALES REPRESENTATIVE

Sotheby's
INTERNATIONAL REALTY

Canada









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

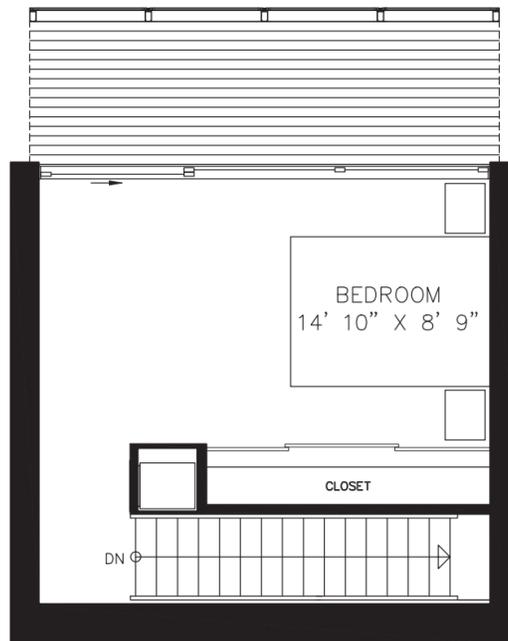
- Two Balconies
- Gas Line







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 Élé m 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



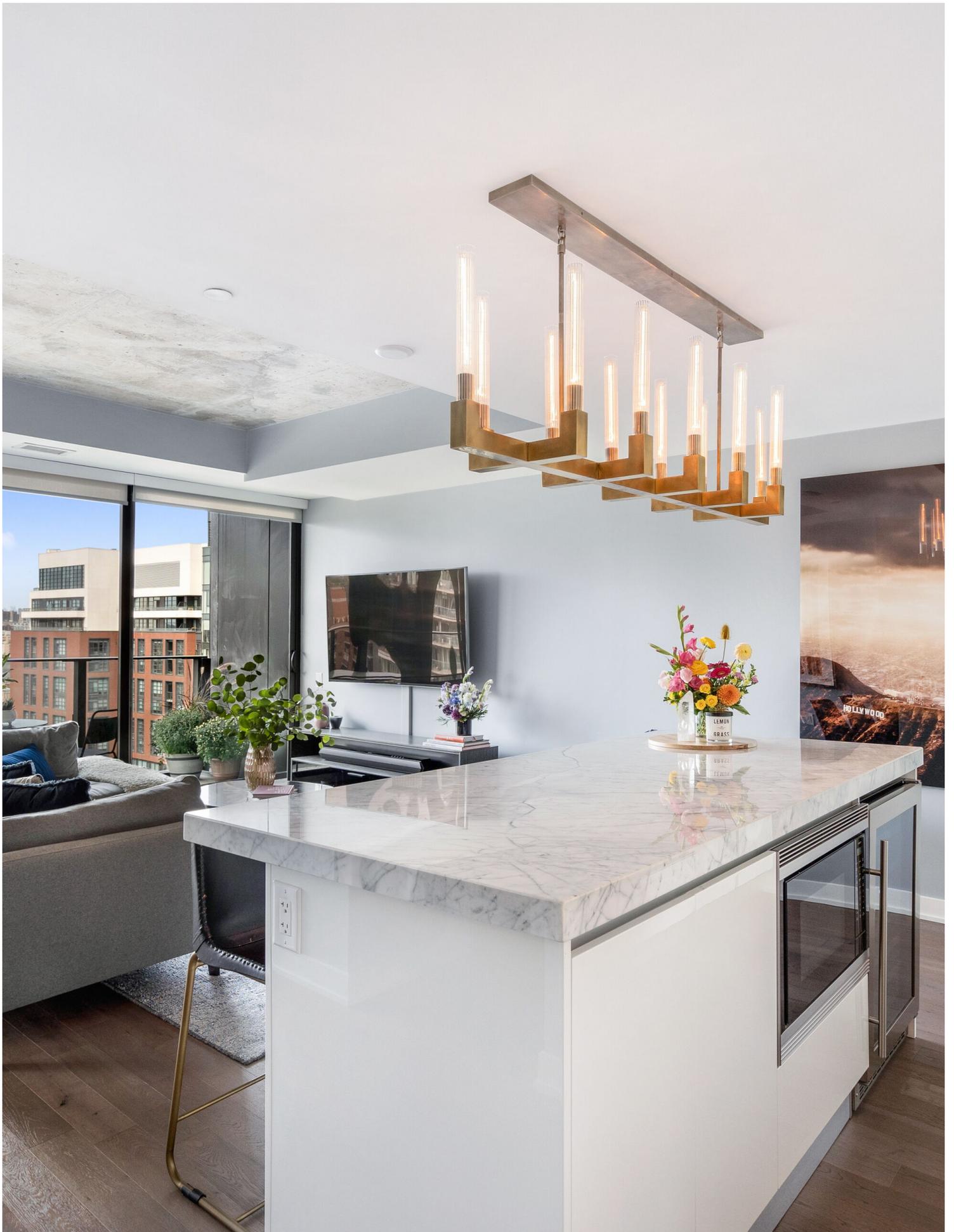
Grocery



Gas Station



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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

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