

THE MILLS-HANDS TEAM

are proud to present

55 SCOLLARD STREET

SUITE 1802



55Scollard1802.com

TheMillsTeam.ca







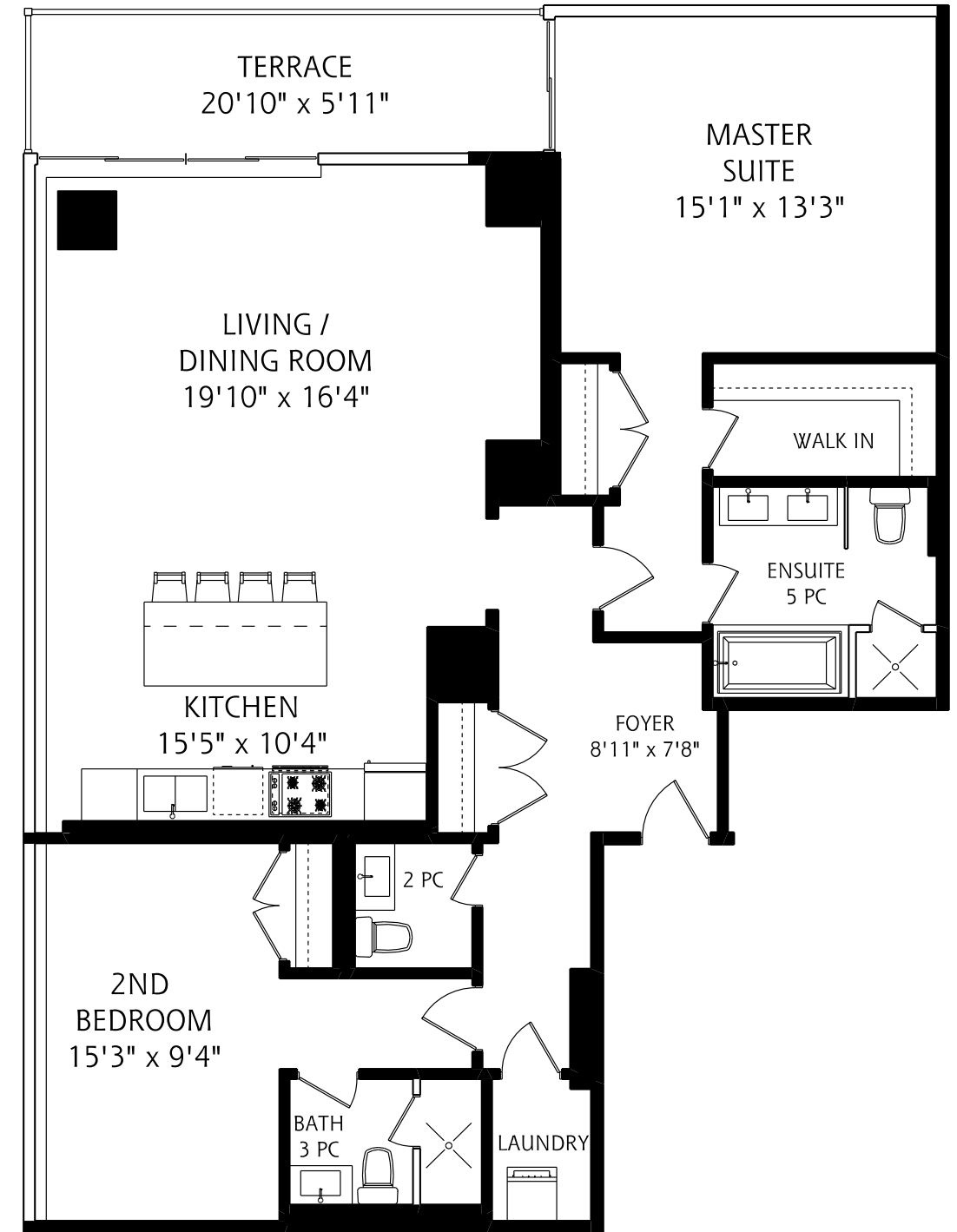


WELCOME TO 55 SCOLLARD STREET

- Luxury Living at Its Best @ The Four Seasons Private Residences!
- This gorgeous suite is located in the iconic east tower which has a private entrance & lobby separate from the Four Seasons hotel on Yorkville
- Enjoy this spectacular corner suite with panoramic vistas over Rosedale Valley from the floor to ceiling windows and two walk-outs to the 125 sq ft balcony, accessed via living room and master bedroom
- Sun-filled and spacious, 1485 sq. ft - a well designed layout with 10 ft. ceilings
- Open concept living & dining room with hardwood floors, ideal for entertaining
- Chefs kitchen with high end appliances, large island with seating, and gorgeous marble counters
- 2 large bedrooms & 3 bathrooms! Ideal split bedroom layout - each bedroom at opposite ends of suite - Large master bedroom with walk-in closet & spa-like 5 piece ensuite
- Convenient powder room for guests
- Professionally painted & custom fitted blinds
- Plenty of ensuite storage plus additional locker
- 1 car parking included - valet parking for residents and their guests
- Outstanding concierge & amenities:
 - Membership to 28,000 sq ft health club with pool and spa, accessed via 9th floor elevated pedestrian bridge
 - Outdoor terrace
 - Beauty salon
 - Room service & housekeeping available at additional cost
 - Two excellent restaurants at the hotel
- Located in the epicentre of the City - walk to subway & all the shops & restaurants of Yorkville

ADDITIONAL INFO

- Property Taxes:** \$10,314.91 (Annual in 2020)
- Possession:** 30-60 days or to be arranged
- Parking:** One owned parking space: Level D Unit 15
- Locker:** Owned locker: Level E Unit 116
- Maintenance Fee:** \$2,203.79 (monthly 2020)
- Includes:** Water, common elements, building insurance, parking and locker
- Heating:** Heating and central air conditioning heat (serviced twice a year by the condo corporation)
- Square Footage:** Approximately 1,485 sq ft as per MPAC
- Amenities:** Concierge, in-suite security system, exercise room, indoor pool, hot tub, steam room, valet parking
**Note: access to the hotel services (i.e. room service, house cleaning, etc - on a pay per service basis)
- Pet Restrictions:** No pet restrictions
- Exposure:** Approximately 125 sq ft balcony with northeast exposure
- Property Manager:** Four Seasons Hotels Ltd
647-253-2900
- Inclusions:** Stainless steel refrigerator, Miele oven and cooktop, Miele dishwasher, Panasonic built-in microwave, Faber hood exhaust, Miele stacked washer and dryer, all built-in and attached shelving, all electric light fixtures, all custom window coverings



1,485 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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