



*2781 Yonge Street PH02*



Introducing Penthouse Two at The Winslow, a pinnacle of refined living in the prestigious Lawrence Park neighbourhood. Set against the backdrop of Toronto's rich natural landscape, this nine-storey boutique residence offers a limited collection of spacious residences, each meticulously crafted to embody understated elegance and sophistication.

From the moment you arrive, it's evident that this is more than just a building – it's a landmark address designed to complement and enhance the surrounding community. The vision behind 2781 Yonge Street was always about connecting with Lawrence Park, integrating seamlessly into the natural landscape while framing terrace views to the leafy streets and ravine system that define the area's charm.

Penthouse Two is an exquisite 3400 square foot haven boasting a distinctive layout tailored to your lifestyle. It is one of only two suites on the penthouse level. With its unique design, this remarkable home features a main sanctuary complemented by a separate secondary living suite, providing unprecedented flexibility. Alternatively, envision the second suite as a dynamic space ideal for a home gym, secondary office, or luxurious in-law or nanny suite.

FEATURE SHEET



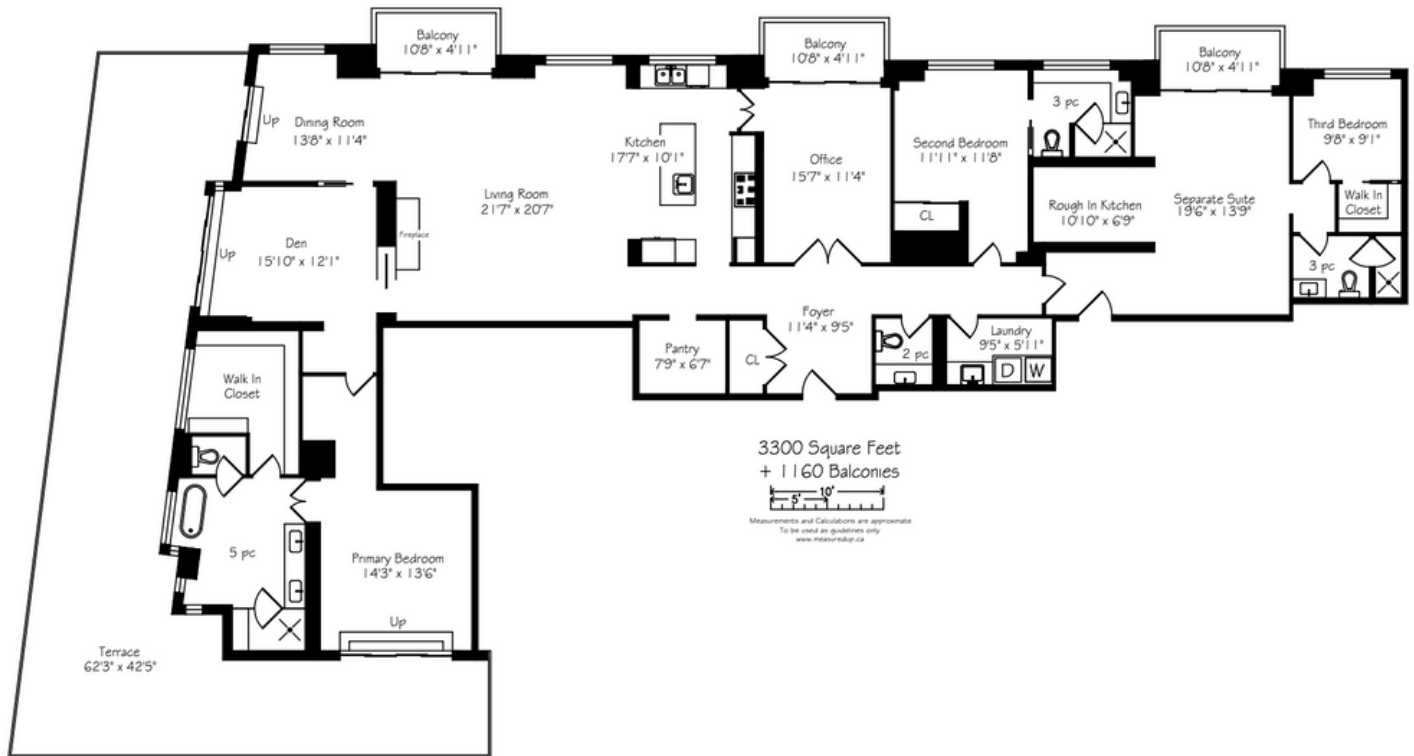
Step inside and be greeted by soaring 11-foot ceilings, enhancing the grandeur of this residence. Discover three expansive bedrooms, each adorned with its own ensuite bathroom, ensuring unparalleled comfort and privacy. The great room, with its panoramic vistas, seamlessly merges with the kitchen and dining area, anchored by a magnificent gas fireplace, perfect for intimate gatherings or lavish entertaining.

Indulge your culinary passions in the gourmet kitchen, equipped with top-of-the-line Miele appliances, a captivating picture window framing city panoramas, and an expansive walk-in pantry for culinary enthusiasts.

The jewel, however, of Penthouse Two lies outdoors, where 1160 square feet of terraced living space awaits, offering truly breathtaking north, south, and east views that captivate the senses and elevate everyday living to new heights.

Experience the epitome of urban luxury living at Penthouse Two, where every detail has been meticulously crafted to exceed your expectations and elevate your lifestyle to unparalleled levels of sophistication.

FEATURE SHEET



## Details

### TAXES

Not yet assessed

### POSSESSION

Immediate

### MAINTENANCE FEES

\$3,147.55 monthly

### HEATING

Gas - Fan Coil

### COOLING

Central Air Conditioning

### PARKING

Underground garage parking for 2 cars



# General Features

**3 BEDROOMS**

**4 BATHROOMS**

- Wired for automated window coverings throughout
- Rough in for eclectic charger in parking spaces
- LED pot lights
- Gas line BBQ hookup on terrace
- Built-in California Closets

FEATURE SHEET

# Building Features

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- Back-up gas generator for full operation during a power outage
- Judo water filtration system at source of building
- In-Suite Humidifiers: Built into the HVAC system, requiring no additional space or maintenance.
- Thicker Window Assembly: A standard feature that outperforms the Ontario Building Code requirement. Achieving improved sound attenuation and thermal insulation from the exterior.
- Four Pipe Fan Coil: In comparison to a heat pump, fan coil systems perform up to 20% more efficiently. On a day to day basis, the four pipe fan coil generates less noise, and provides indoor heating and cooling all year round.
- ERV HVAC System (Energy Recovery Ventilator): This system uses energy recovery technology. It works by using two fans, which in turn creates two airstreams. The first pulls fresh outside air into the unit, while the second draws stagnant air out.
- Social Room: This room will exceed every need, featuring an expansive kitchen, a large 14-seat dining table, a generously sized lounge area with fireplace and floor to ceiling sliding glass doors that open to an outdoor BBQ kitchenette / outdoor space.
- Fitness Room: Whether you are a fitness enthusiast or someone who enjoys getting their steps in, both will appreciate this fully equipped area. During summer months residents have access to an east facing outdoor space for optimal indoor/outdoor enjoyment.
- Ground Floor Pet Wash
- Guest Suites





## SUITE FEATURES

- Kitchen: Timeless style with integrated Miele appliances, an oversized Caesarstone island, two sinks and a picture window overlooking the city skyline.
- Pantry: An expansive walk-in pantry room is conveniently located next to the kitchen for ample culinary storage.
- Living Space: Perfectly connected to the kitchen and dining room, this area is flooded with natural light with its south-east exposure and city skyline views. Upgraded with a 42" integrated gas fireplace; cozy evenings await in this spacious lounge.
- Dining Area: This room is open to the living space and complemented by a south-east exposure. Walk-out directly to the 1160 square foot terrace.
- Primary Bedroom: Tranquility at its finest. Privately located on the east wing, complete with a five-piece heated floor ensuite, walk-in closet and separate terrace entrance providing a serene retreat.
- Office: Greeted with french doors, this large office area with a private balcony has 11 foot ceilings and plenty of space to make it your own.
- Separate Suite: Seamlessly connected to the main unit, the separate suite includes its own private entrance, rough-in for a kitchen and bedroom with an ensuite bathroom.

## FINISHES

### Flooring:

- Brushed Oak Natica
- Door Hardware:
- Satin Nickel

### Kitchen:

- Double bowl chrome sink
- Chrome plumbing fixtures
- Cosmopolitan Caesarstone countertops

### Powder Room:

- Classic brushed brass hardware
- Calacatta Apuano countertops

### Primary Bedroom:

- Natural Moon Onyx tile, heated floors and Cosmopolitan Caesarstone countertops in ensuite
- California Closets built-ins in walk-in closet

## INCLUSIONS

- Existing Miele: 5 gas burner stove top, oven, rangehood, refrigerator, freezer, dishwasher and microwave. Whirlpool washer and dryer. All light fixtures.

## EXCLUSIONS

- None



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