

285

AVENUE ROAD SUITE 801

SUMMERHILL



THE DAVIES

Welcome to your private retreat, a stunning lower penthouse that redefines urban luxury. This exceptional residence offers over 1,800 square feet of meticulously designed living space, with an exclusive layout that effortlessly blends comfort, style, and functionality. Private Elevator Access: Step directly into your home through rare private elevator access, where your journey into luxury living begins.





SOPHISTICATED LIVING SPACES

The formal living and dining rooms offer unobstructed west views over a serene residential area. A glass fireplace adds warmth and elegance, flanked by glass doors that open onto a wide balcony—a perfect spot to enjoy stunning sunsets. Creating a perfect setting for entertaining. At the heart of the suite, the gourmet kitchen is a culinary masterpiece. An expansive kitchen island, equipped with built-in cabinets and a breakfast bar large enough for family gatherings, stands as the centerpiece. High-end appliances, including a built-in fridge, complete this space. A separate breakfast area offers clear, serene views, making morning coffee a pleasure.

The kitchen opens into the great room, a rare layout that provides a seamless transition from formal entertaining to everyday living. This functional space is perfect for casual family time, and its walk-out access to the terrace, complete with a gas hookup for a BBQ, makes it ideal for al fresco dining. The terrace extends into a wide balcony, offering sweeping views across the entire suite.

The primary bedroom is a sanctuary, featuring a west-facing balcony, a spacious walk-in closet, and a luxurious 5-piece ensuite bathroom with a double vanity, perfect for unwinding at the end of the day.

Reside in a building where exclusivity is key, with only four suites on this floor, providing a quiet and private living experience. Enjoy access to five-star amenities, including a state-of-the-art gym, a rooftop terrace with panoramic views, guest suites for visiting friends and family, and a fully-equipped meeting room.

This lower penthouse is not just a place to live—it's a lifestyle. Experience the height of luxury in a home that offers the best of both worlds: sophisticated entertaining spaces and a cozy, functional layout for everyday living.















FEATURES

- Perfectly located with access to everything you need in the city
- Adjacent to the new park, Robert Davies
- Private boutique building with only 44 suites, only 4 on the 8th floor
- Direct elevator access into suite
- Over 1,800 Sq Ft of living space with split bedroom layout
- 2 bedrooms (both with ensuite) and 3 bathrooms
- Clear, unobstructed views facing west
- A separate formal living + dining room as well as separate great room
- Gas fireplace framed by glass doors in living room
- West-facing balcony spanning over 50 feet wide leading into a corner terrace with bbq gas line and water source
- Gourmet kitchen with breakfast area with glass door to balcony and breakfast island
- High-end appliances with built-in fridge and dishwasher
- Expansive island with built-in cabinets
- Laundry room with storage and counter space
- Secluded primary retreat with access to balcony
- Grand primary ensuite with double vanity, walk-in shower and separate soaker tub
- Two side-by-side parking spaces right in-front of elevator lobby with rough-in electric car chargers
- 24 concierge service
- Top notch building amenities

INCLUSIONS

- All light fixtures and bathroom mirrors / vanities
- All appliances including built-in fridge and dishwasher
- Bosch gas range
- Panasonic microwave
- Washer and Dryer

PARKING & LOCKER

- 2 Underground Spaces
- 1 Locker

MAINTENANCE

- \$2,238.32

POSSESSION

- TBD

HEATING

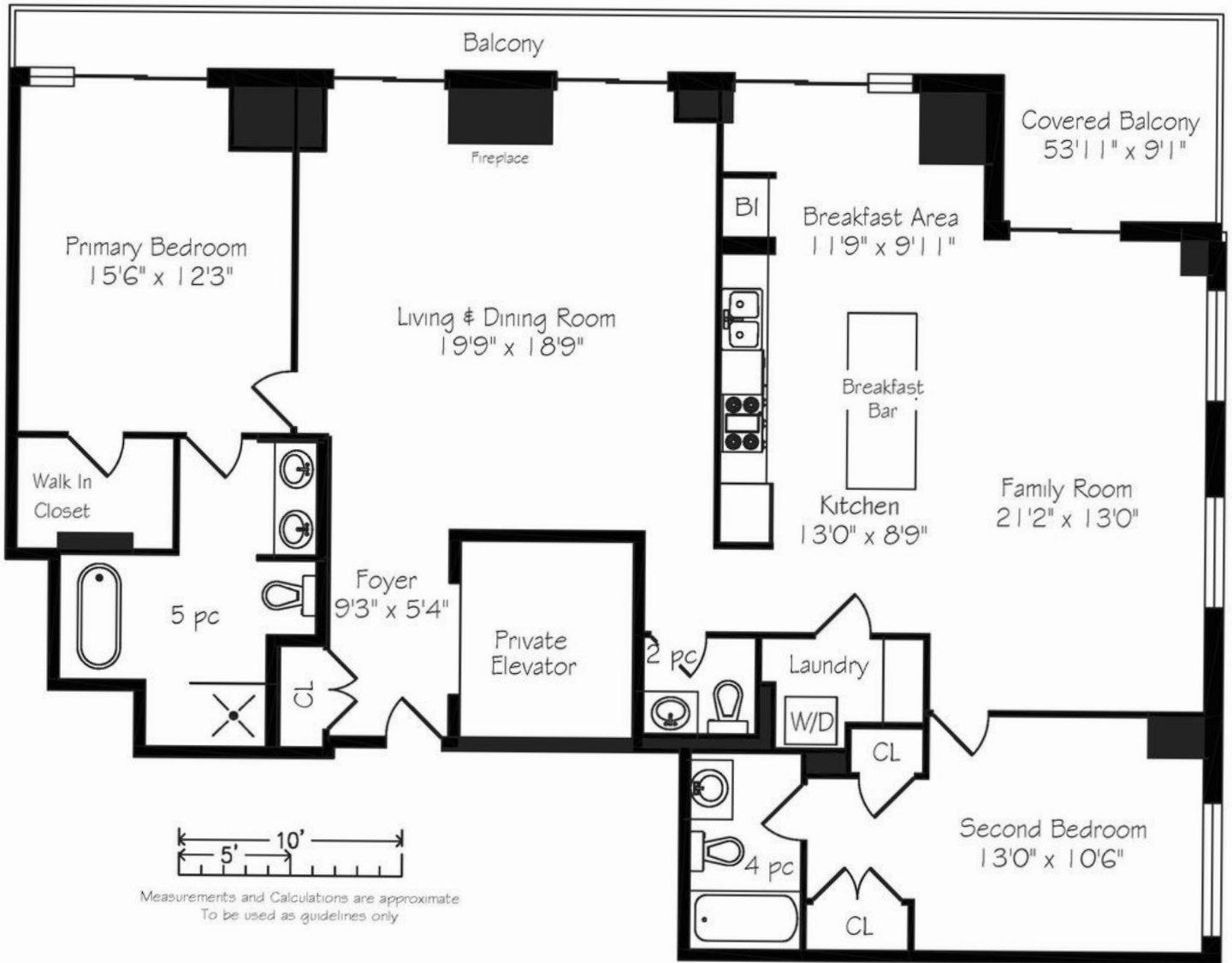
- Heat Pump - Forced Air

COOLING

- Central Air Conditioning

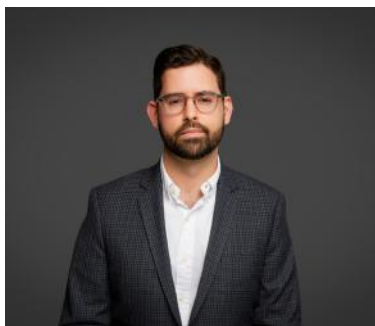
TAXES NOT YET ASSESSED

285 AVENUE ROAD





ELEVATE YOUR EXPECTATIONS



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