



**KONZULAT TOWNS | 377 SPADINA ROAD**

## **EXCLUSIVELY FOREST HILL**

The four Konzulat Towns residences captivate the essence of exclusive Forest Hill living. These new Toronto townhouses are conveniently located at the southern gateway to Forest Hill Village. With high ceilings, open floor layouts and classic architectural exteriors, these bespoke residences in the center of the city offer unsurpassed luxury, convenience, and comfort in iconic fashion.



## **WELCOME HOME**

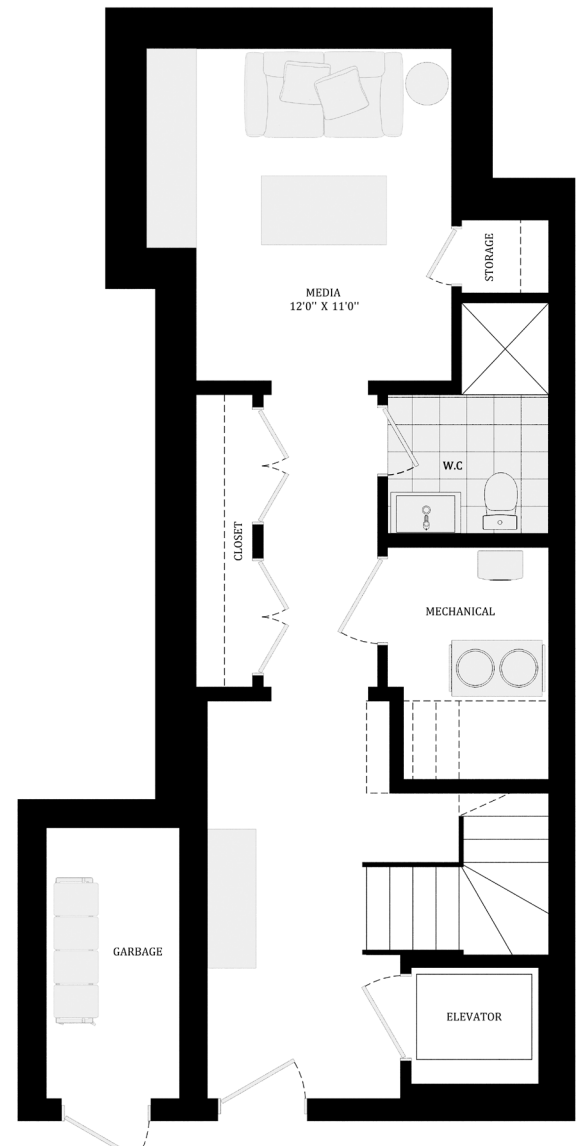
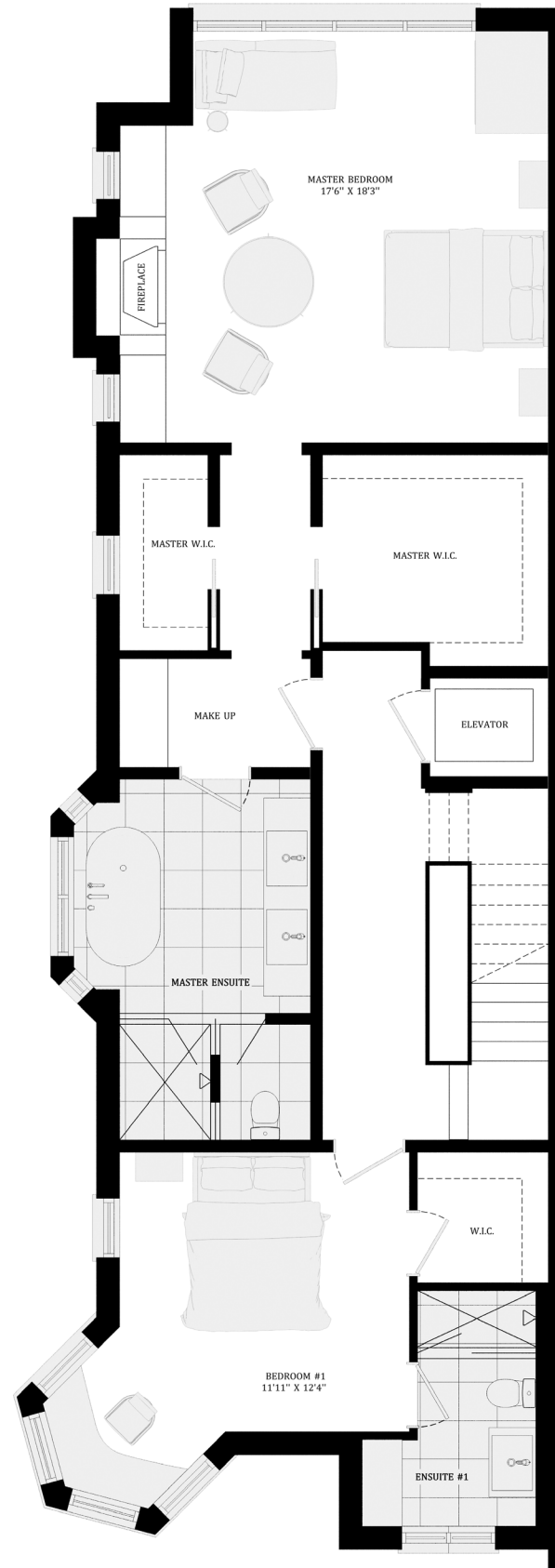
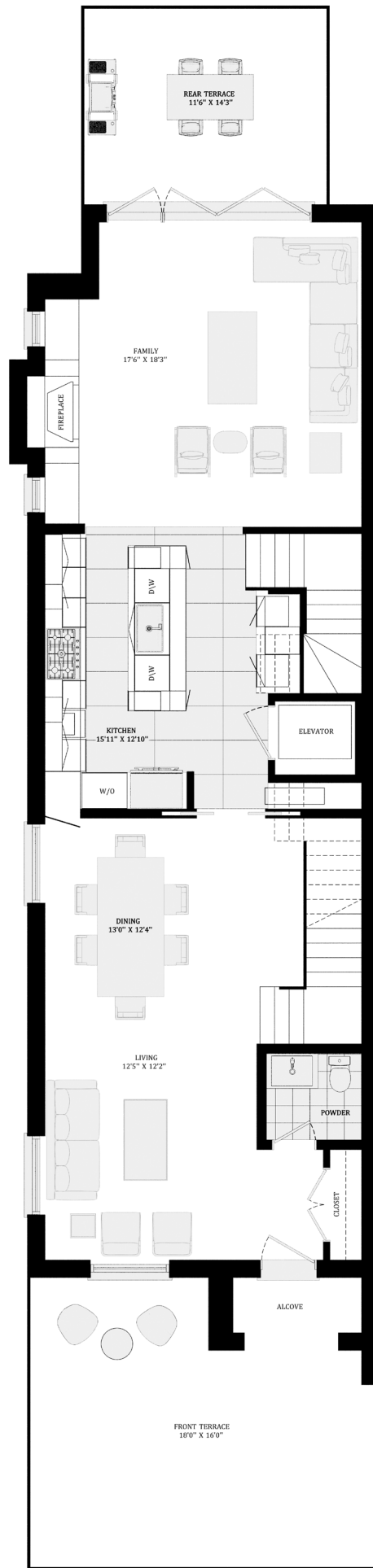
Over 4,000 square feet of living space with bespoke finish options in consultation with *Wise Nadel Design*. Featuring 4 bedrooms and up to 4.5 bathrooms, custom layout and numerous one-of-a-kind details.



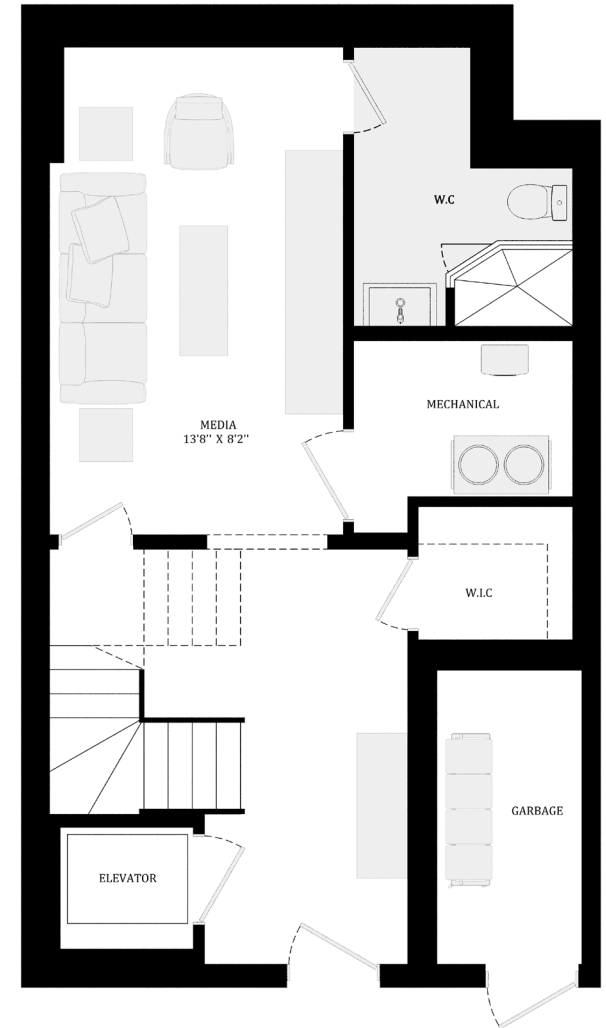
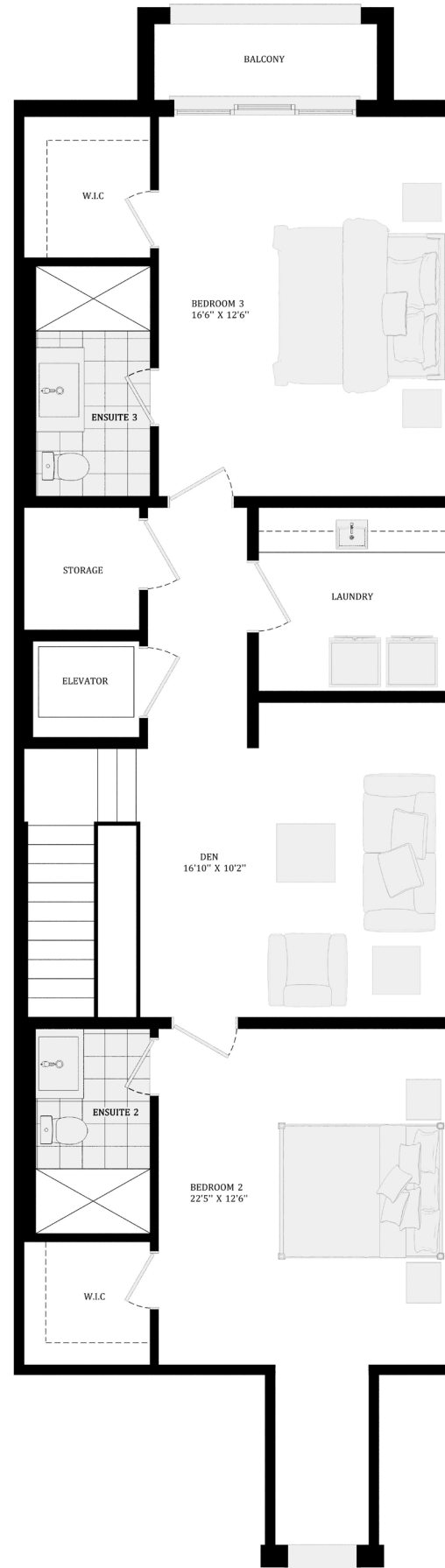
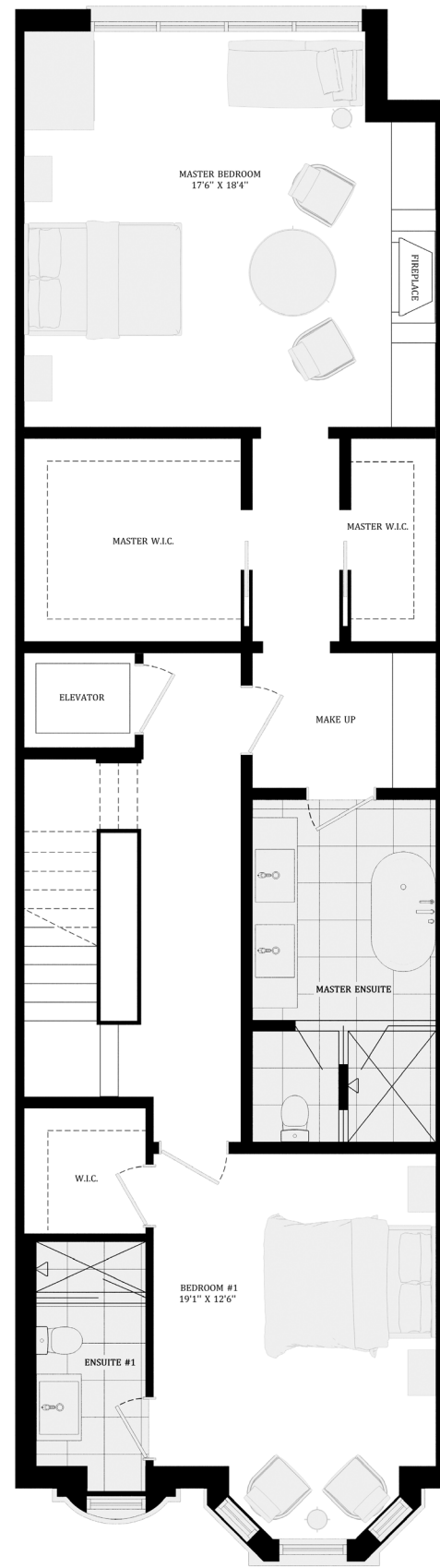
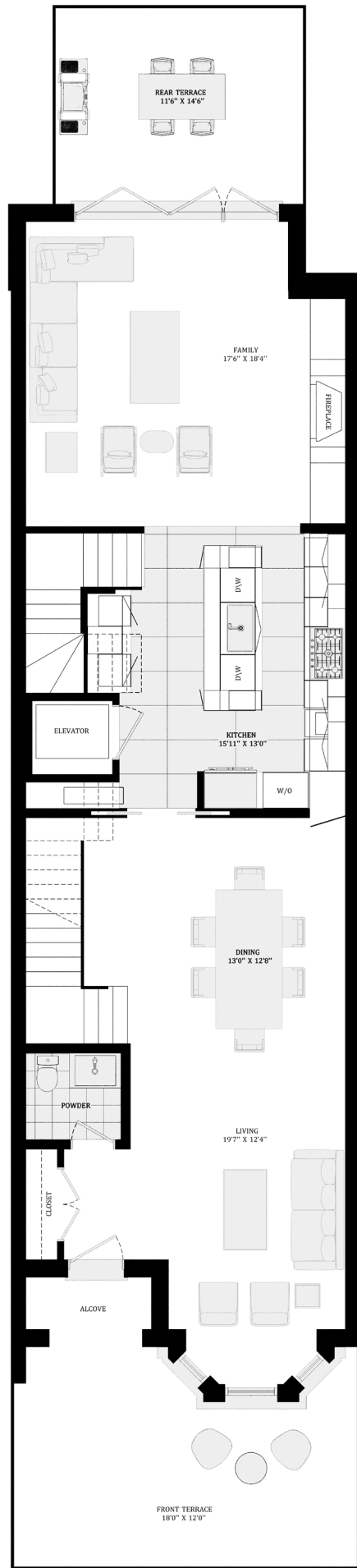
This principal bedroom defines luxury!



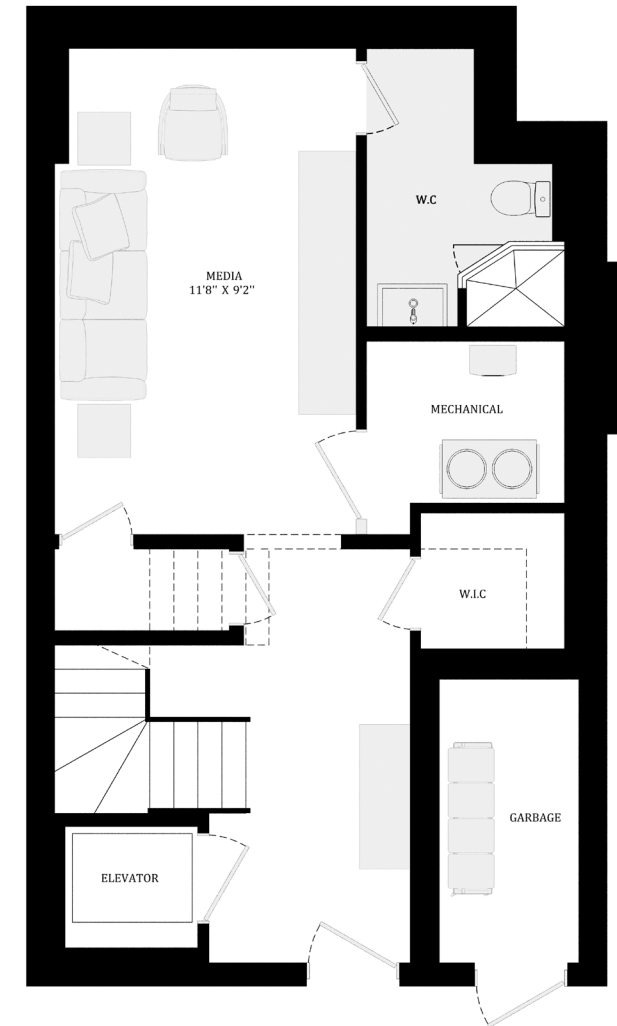
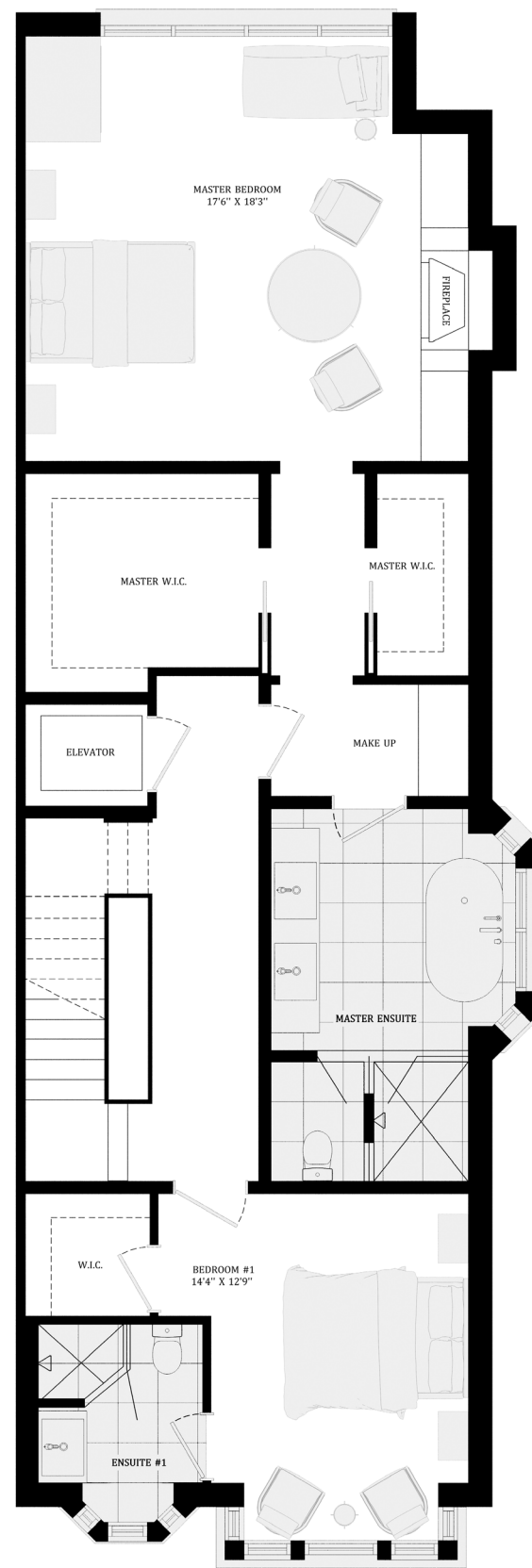
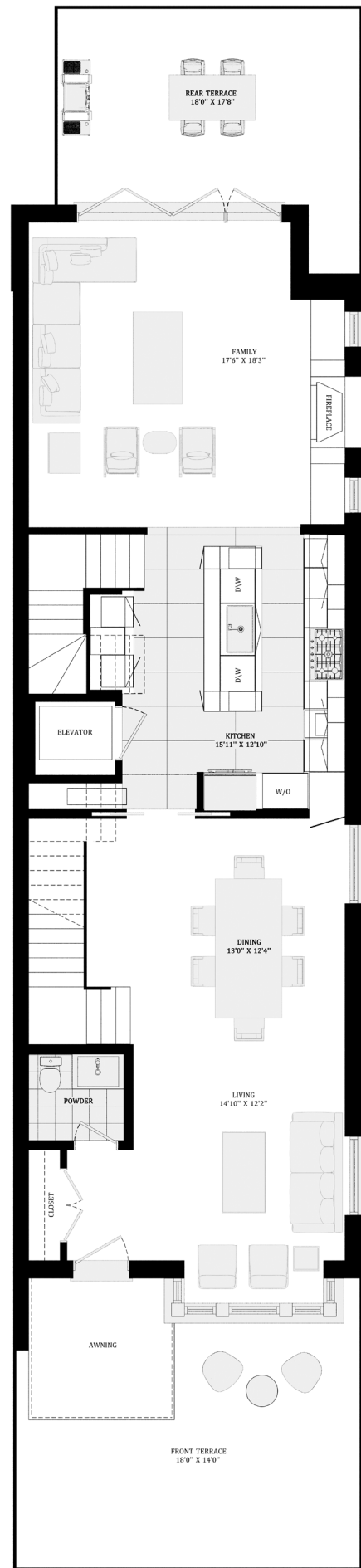












## FEATURES

### GROUND LEVEL

- CUSTOM KITCHEN AND CABINETS BY CAMEO KITCHENS
- TOP OF THE LINE SUBZERO, WOLF AND COVE KITCHEN APPLIANCES
- OPTIONAL WINE FRIDGE
- WARMING DRAWER, TWO OVENS AND TWO DISHWASHERS
- WHITE QUARTZITE KITCHEN COUNTERTOPS
- SOFT CLOSE POCKET DOORS
- 10FT CEILINGS AND OPEN CONCEPT LAYOUT
- DINING ROOM AND LIVING ROOM
- FAMILY ROOM WITH FIREPLACE AND ENTRANCE TO REAR TERRACE
- POWDER ROOM
- LARGE FRONT TERRACE
- WOOD WALL PANELLING

### SECOND LEVEL

- PRINCIPAL MASTER BEDROOM
- FIREPLACE
- SPACIOUS WALK-IN CLOSETS
- SEPARATE MAKEUP/VANITY ROOM
- PRINCIPAL ENSUITE WITH STEAM SHOWER, FREESTANDING TUB AND DOUBLE VANITY
- STONE COUNTERTOPS IN PRINCIPAL ENSUITE
- 1ST GUEST BEDROOM WITH WALK-IN CLOSET AND ENSUITE
- 9FT CEILINGS

### THIRD LEVEL

- 2ND BEDROOM WITH CLOSET
- LARGE 3RD BEDROOM WITH WALK-IN CLOSET
- FOUR-PIECE BATHROOM
- BALCONY
- LAUNDRY ROOM

### LOWER LEVEL

- MEDIA ROOM
- MECHANICAL ROOM
- TWO-PIECE BATHROOM
- PLENTY OF STORAGE

## ADDITIONAL INFORMATION

### MORE FEATURES

- CLASSIC ARCHITECTURE BY RICHARD WENGLER
- INTERIOR DESIGN BY WISE NADEL DESIGN FEATURING BESPOKE FINISH OPTIONS WITH CONSULTATION
- PRIVATE HYDRAULIC ELEVATOR SERVICING ALL LEVELS
- HARDWOOD FLOORING
- CUSTOM MILLWORK THROUGHOUT
- FLOOR TO CEILING TILE IN ENSUITES
- WATERFALL STAIRCASES
- LIGHTING WITH SMOKED GLASS ON STAIRCASE
- CAMERA AND INTERCOM
- PRIVATE REAR YARD WITH FRONT AND REAR TERRACES AND SURROUNDING FENCE
- GAS AND WATER OUTSIDE
- SLATE ROOF
- ALL BATHROOMS ARE ON A SEPARATE THERMOSTAT
- DOORS ON CLOSETS
- HEAT PUMPS WILL SWITCH FROM HEATING TO COOLING AUTOMATICALLY
- MARVIN WINDOWS AND DOORS
- LED POT LIGHTS THROUGHOUT
- WIFI THERMOSTATS
- TEN Z-WAVE SMART LIGHT SWITCHES
- CROWN MOULDING THROUGHOUT
- HEATED FLOORING (RADIANT HEAT)
- HEAT PUMP, NO FORCED AIR
- BI-FOLD DOORS OPEN TO BACKYARD SPACE
- MULTI-SPLIT ZONED A/C
- SPRAY FOAM INSULATION
- ROUGH IN FOR MOTORIZED DRAPES THROUGHOUT

### GARAGE/PARKING

- 2 VEHICLE HEATED, LOCKUP PARKING
- DIRECT ACCESS TO UNIT FROM PRIVATE PARKING SPACES

### NEIGHBOURHOOD

- NESTLED IN THE HEART OF THE CITY, FOREST HILL
- FAMILY-FRIENDLY NEIGHBOURHOOD COMMUNITY OF FOREST HILL VILLAGE
- NEARBY PRESTIGIOUS SCHOOLS
- STEPS AWAY TO CAFÉS, FRIENDLY GROCERS AND FAMED RESTAURANTS
- CLOSE TO TOP SHOPPING AND DINING DESTINATIONS, AND MANY INTERCONNECTED PARKS



## PRICE LIST

UNIT	AREA SQFT	PRICE
1	4,013	\$4,995,000
2	4,306	\$4,895,000
3	4,147	<b>SOLD</b>
4	4,181	\$4,995,000

\*Model Suite

Expected Occupancy 90-120 days.

Terms: 10% on acceptance. Balance on closing.

Each unit includes 2 parking spaces. Units 3 and 4 include basement storage areas.

Prices, sizes and specifications are subject to change without notice. E & O E. Effective March 2021



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