



155 CUMBERLAND, SUITE 1102
TORONTO

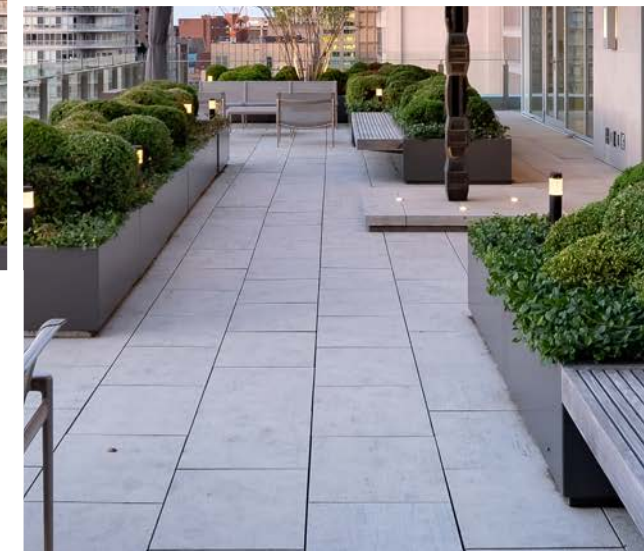
For where else, if not in the home,
can we let our imagination
wander?

– Witold Rybczynski

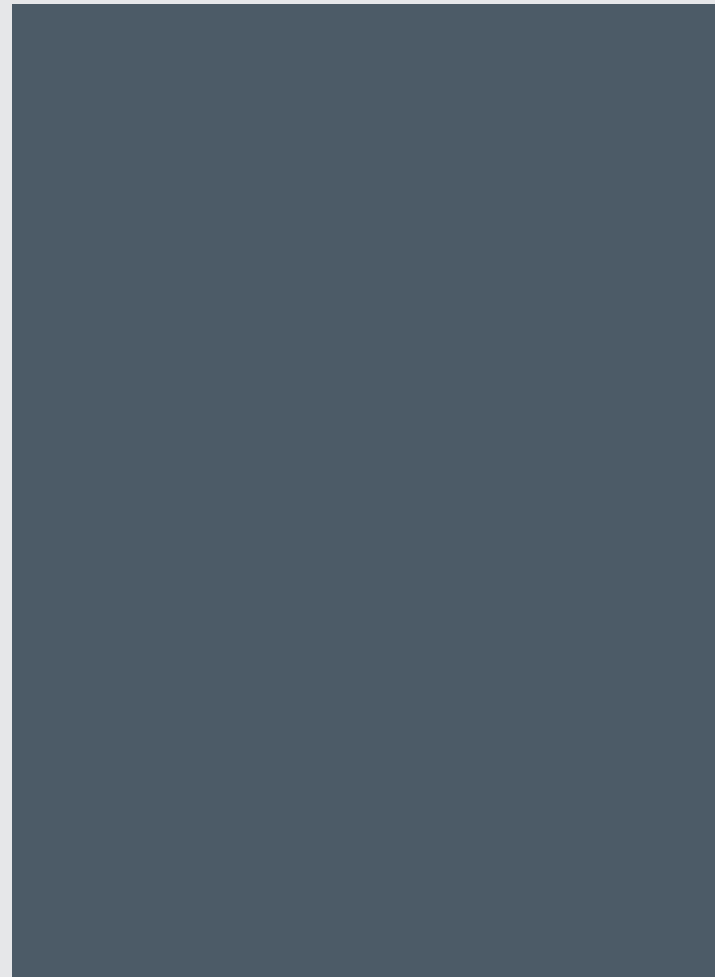
Custom designed for the existing owners by Alex Chapman of Union 31, the suite responds admirably to challenging objective set out by the owners: to create a modernist “house in the sky” that contains none of the sacrifices of space, scale, light and access to outdoors that are so often compromised in condominium living. In fact, the home’s impressive floorplan is simultaneously grand while being highly efficient, prioritizing ample room sizes and a gentle connection of space to privilege large family gatherings, elegant entertaining and very special occasions.

As remarkable as it is vast, this home has been completed to very exacting standards. It’s a rare combination of exceptional design and craftsmanship, located in a building of a very unique scale.

Welcome to this unique urban home.



WELCOME







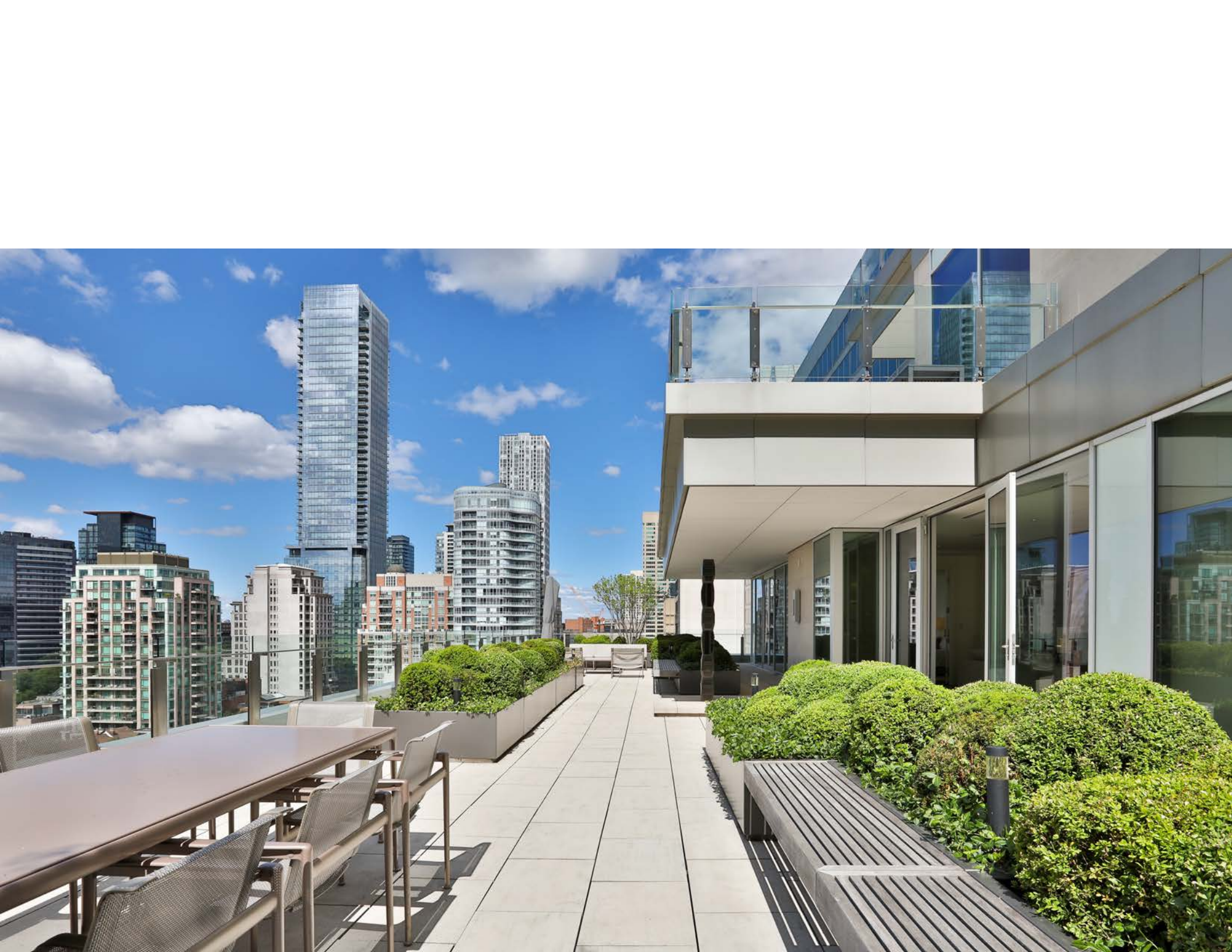


























155 Cumberland, Suite 1102

Some notable features and finishes

A home very much in the modernist tradition, taking advantage of abundant windows giving onto a private terrace of rare size and scope. Exceptionally designed and constructed both inside and out, in a superb residential building of a unique size and scale.

Team

Project Architect: BDP Quadrangle
Suite Interior Designer: Alex Chapman, U/31
Landscape Architect: Ronald Holbrook
Construction: JF Brennan

Awards and Recognition

Building

Award of Excellence by the Royal Architectural Institute of Canada, 2010

Suite

Featured on the cover of House and Home January 2016
Feature Story of House and Home January 2016 “Trends Issue”
2013 Award of Excellence given by Association of Registered Interior Designers of Ontario (“ARIDO”)

Size

Interior: 4,728 square feet (per builder)
Terrace: 2,710 square feet (approximately)

Some notable suite features

Designed to be a Modernist Gem for living and entertaining
Floor to ceiling glass windows provide spectacular sunrise to sunset panoramic views
Expansive feature walls for art with museum-style lighting
Dramatic sightlines within and from one room to another
Custom panelling, and a sophisticated palette of wood and natural stone throughout
Rare full size personal Gym (potential reconversion to third bedroom ensuite)
Central vacuum system and Lutron lighting system
Distributed audio throughout
Automated blinds
Secure and discreet elevator access from lobby and underground garage to your floor
Well-designed double width entry into suite – Ideal for moving large items in and out
Cedar closet for extra storage, wine fridge adjacent to walk-in Hall closet
Extra fridge in Laundry Room and two dishwashers in Kitchen

Terrace Features:

Well set back from the street and sitting mid-block between Cumberland and Bloor for incredible privacy, the sunrise to sunset large and gracious 24’7” (as per floor plan) deep Terrace can be accessed from all principal rooms.

It features a fireplace and offers a sensational series of outdoor “rooms” perfect for intimate or grand scale entertaining. Airy design maximizes the flow between indoors and out. Gas and water service and sprinklers in planters. Terrace gas BBQ around corner on Kitchen side. Hatch access to Terrace from building stairwell on Kitchen side ideal for trades.

First Class Concierge Team:

An exceptionally responsive and predictive team of concierges, to assist with daily duties and special events including:

Dog walking
Booking and scheduling appointments on your behalf
Pick up some groceries in the neighbourhood
Drive you to a nearby location
Take your car for detailing
Monitor your suite while you are travelling
Day porter services
Schedule and supervise trades, caterers and florists
Will take and keep guest coats if you are hosting a large party

Parking

2 car parking, plus visitor parking

Storage

Abundant ensuite storage, plus dedicated storage room

Systems Room

A fully-contained mechanical room dedicated to exclusively to the suite, for easy access to HVAC and mechanical systems including:

In-floor hydronic heating system
2 oversized hot water heaters
Steam humidifier
Central vacuum
Air handlers and air filters

Additionally, an individual garbage and recycling room is accessible from the service corridor.



155 CUMBERLAND STREET
SUITE 1102

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