# 1 Columbus Avenue
# Penthouse 401

TORONTO

Paul Johnston
unique urban homes

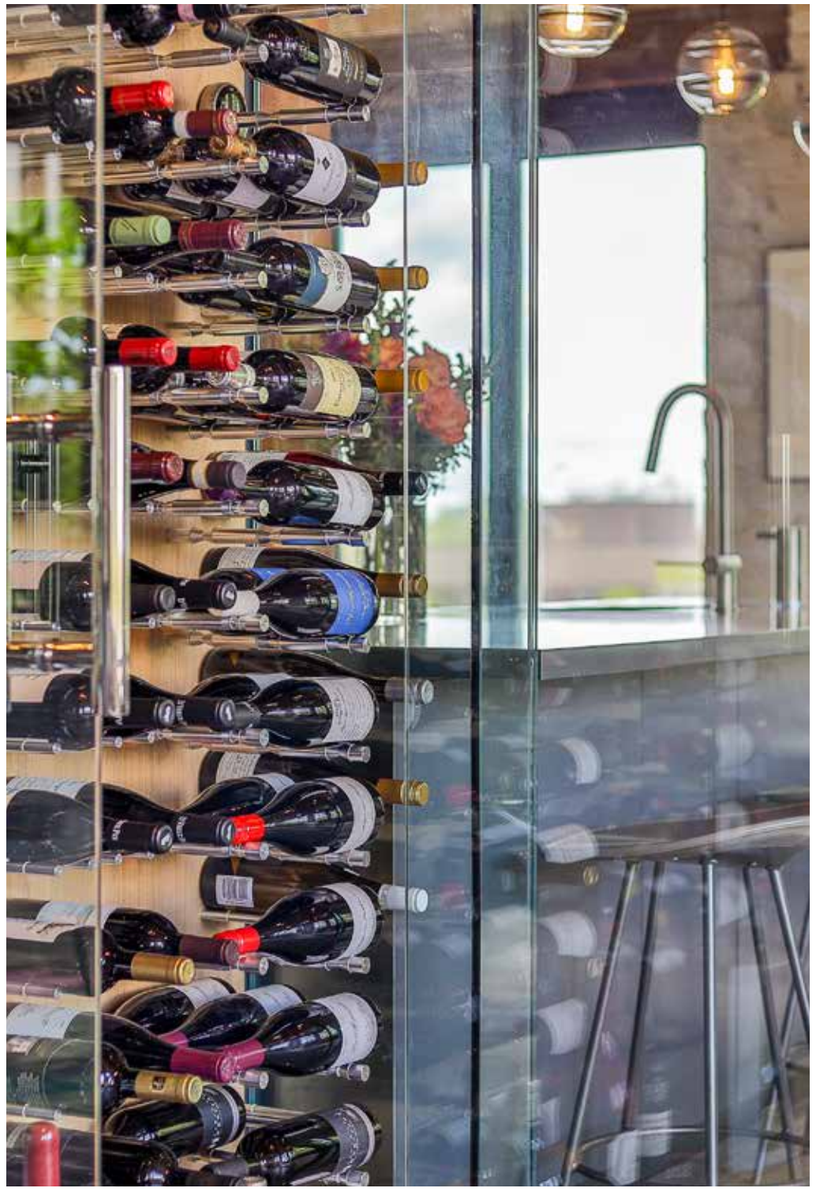
# WELCOME

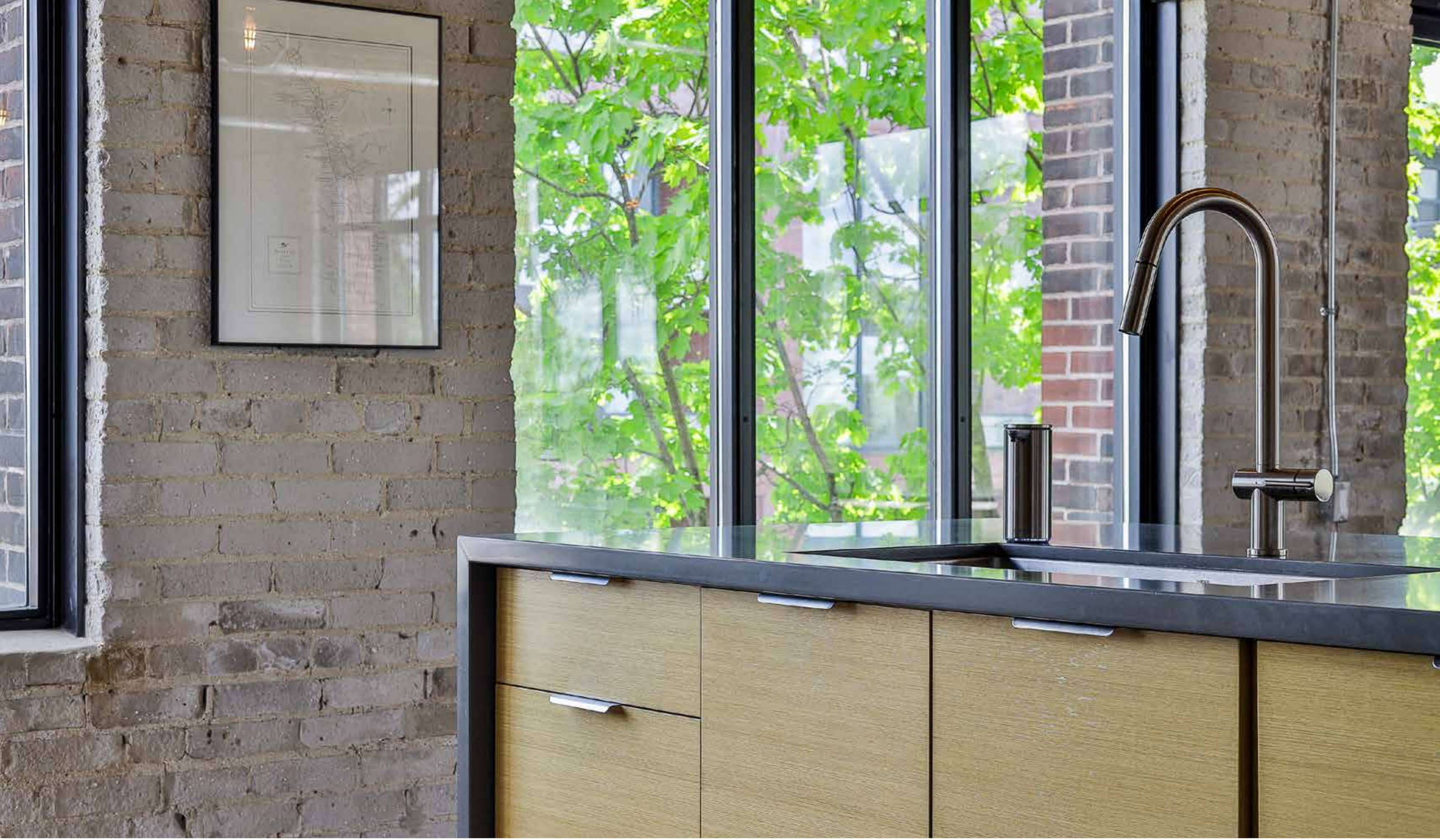
Each of the attributes of this exceptional space is remarkable in itself. Direct elevator access, leading to a half-floor penthouse. Three exposures, providing tremendous natural light throughout the day. A heritage building, carefully re-imagined and meticulously maintained. A boutique loft, of the perfect scale, recently renovated with taste and style. A rooftop terrace providing privacy and unparalleled entertaining space.

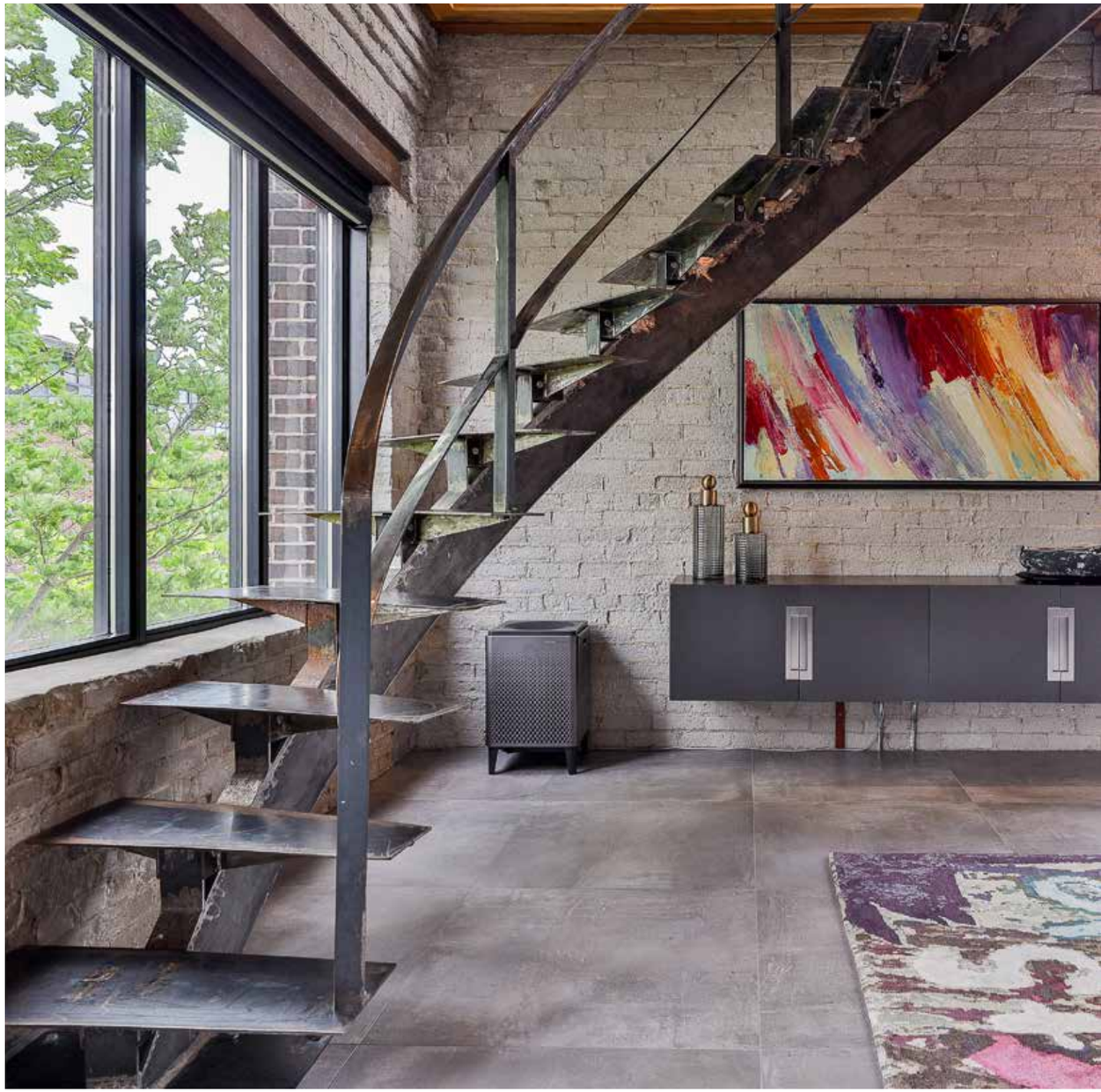
Each of these features, taken alone, is distinctive. Taken together, they combine to create a miraculous loft of rare scale, style and scope, located in an exciting and dynamic neighbourhood. This home is virtually irreplaceable in the city, and a remarkable place to call home.

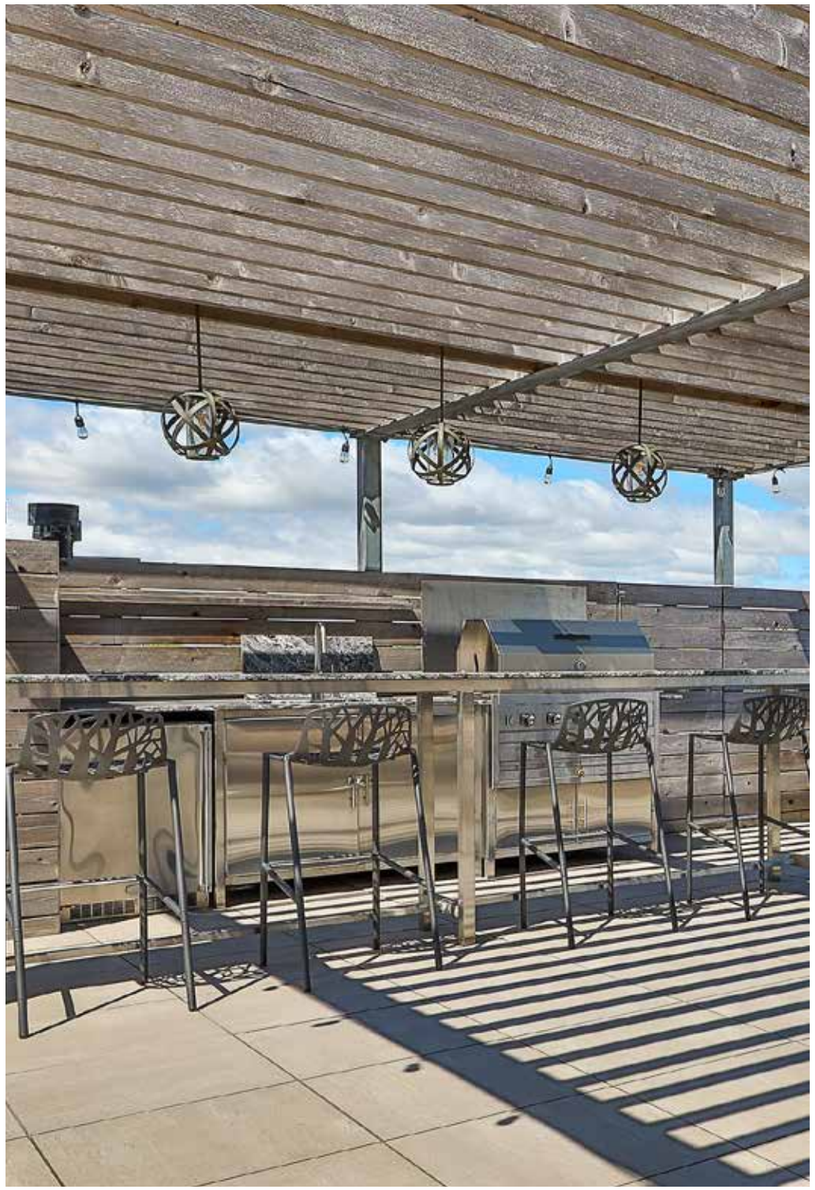
Available for sale.

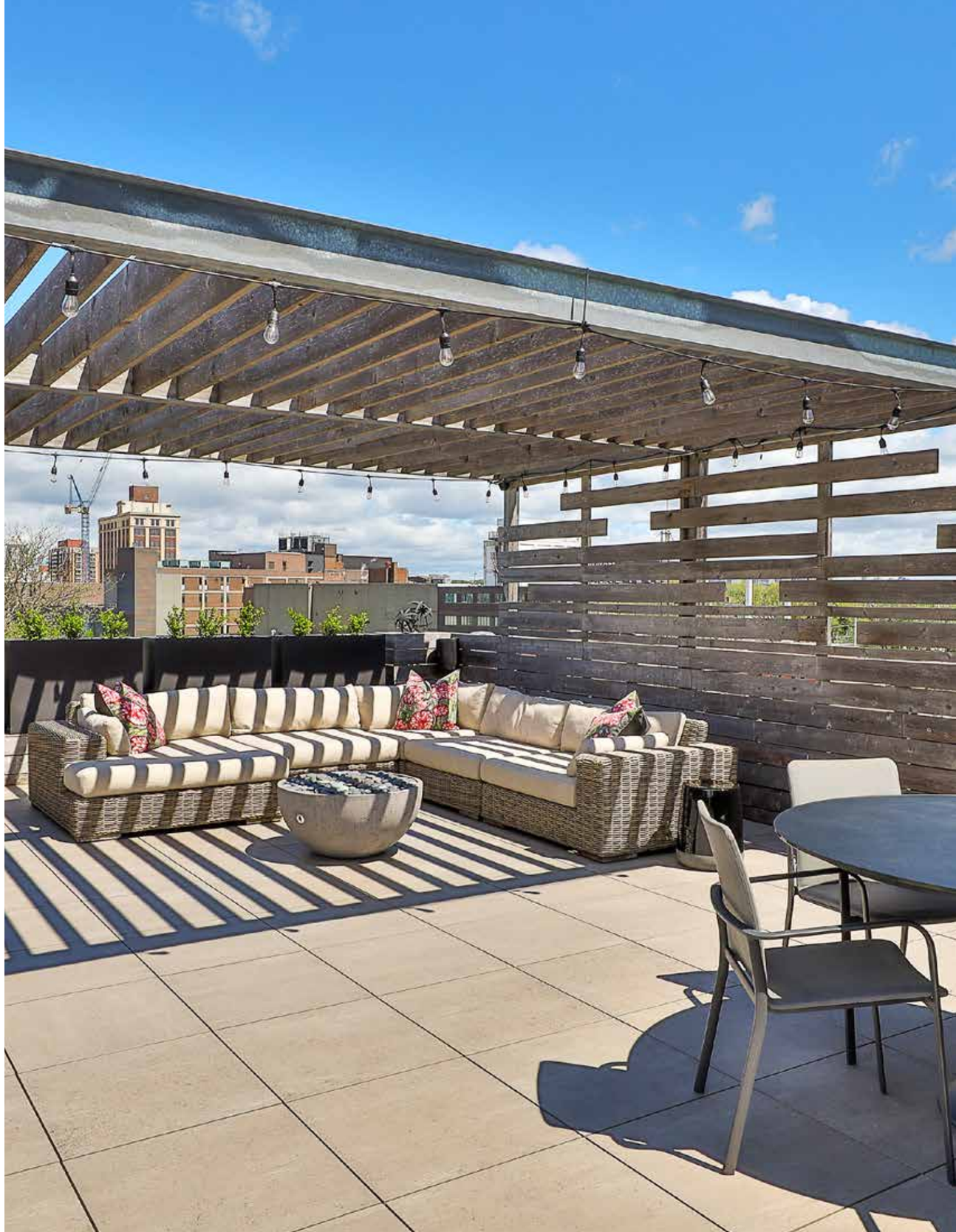
WINE

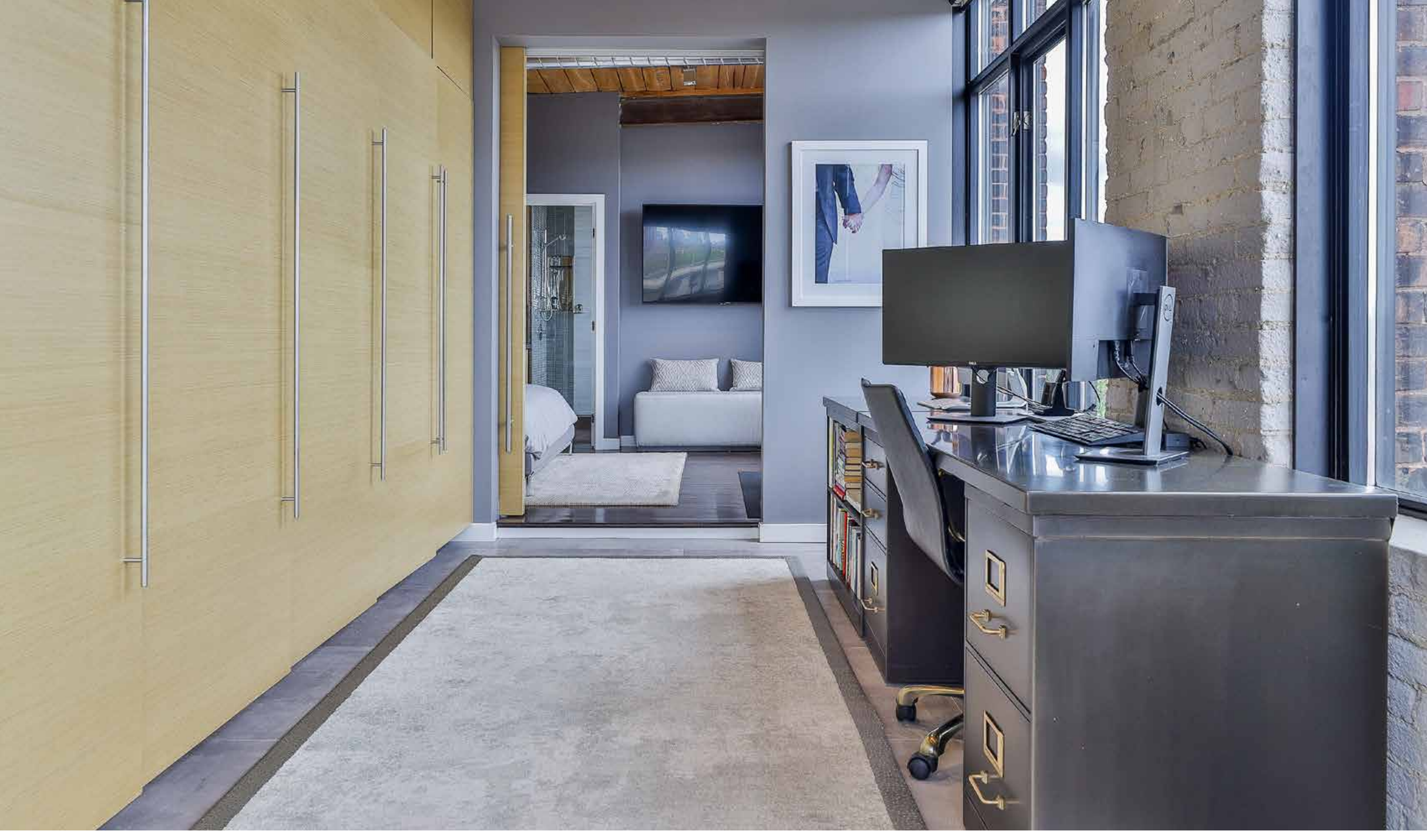


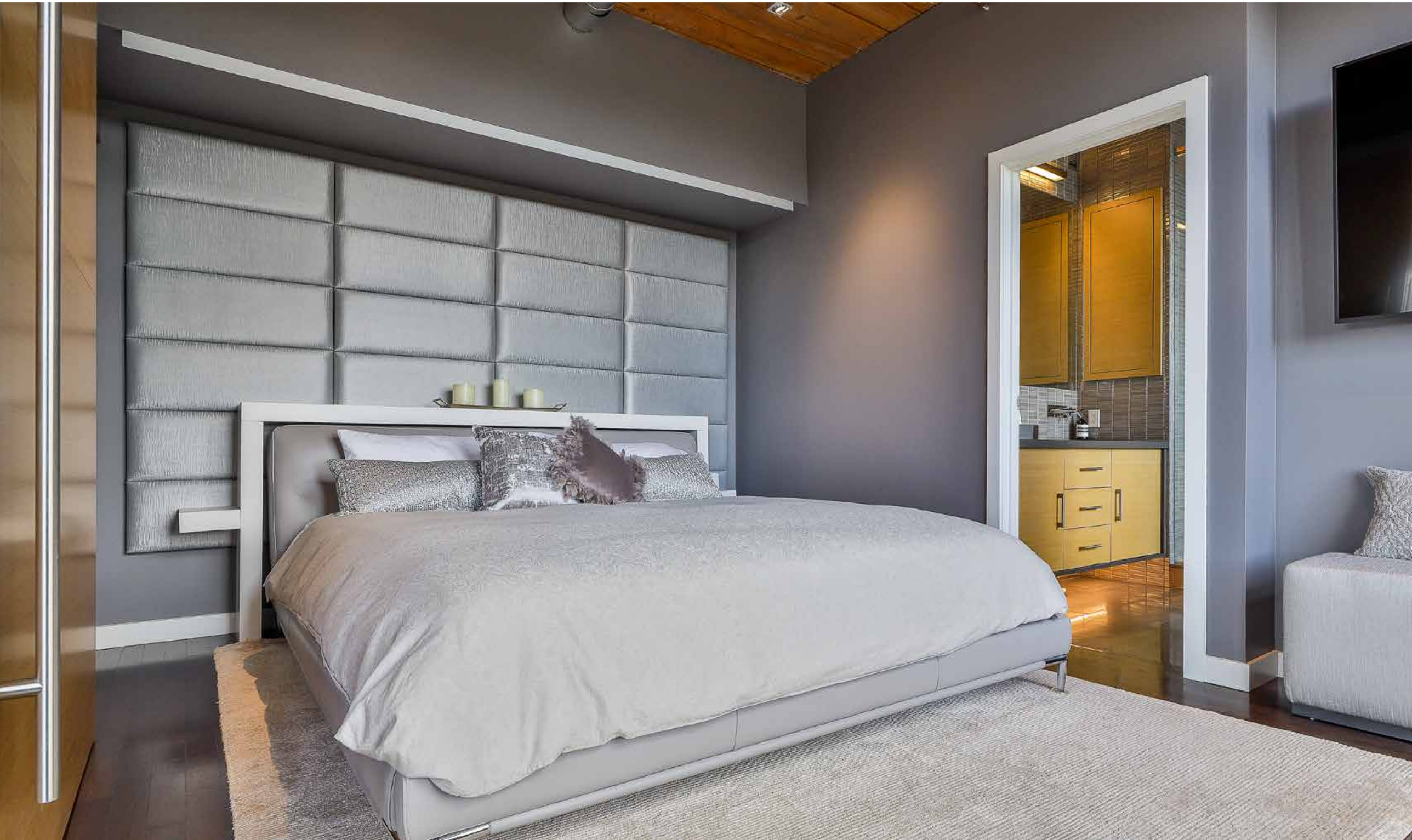


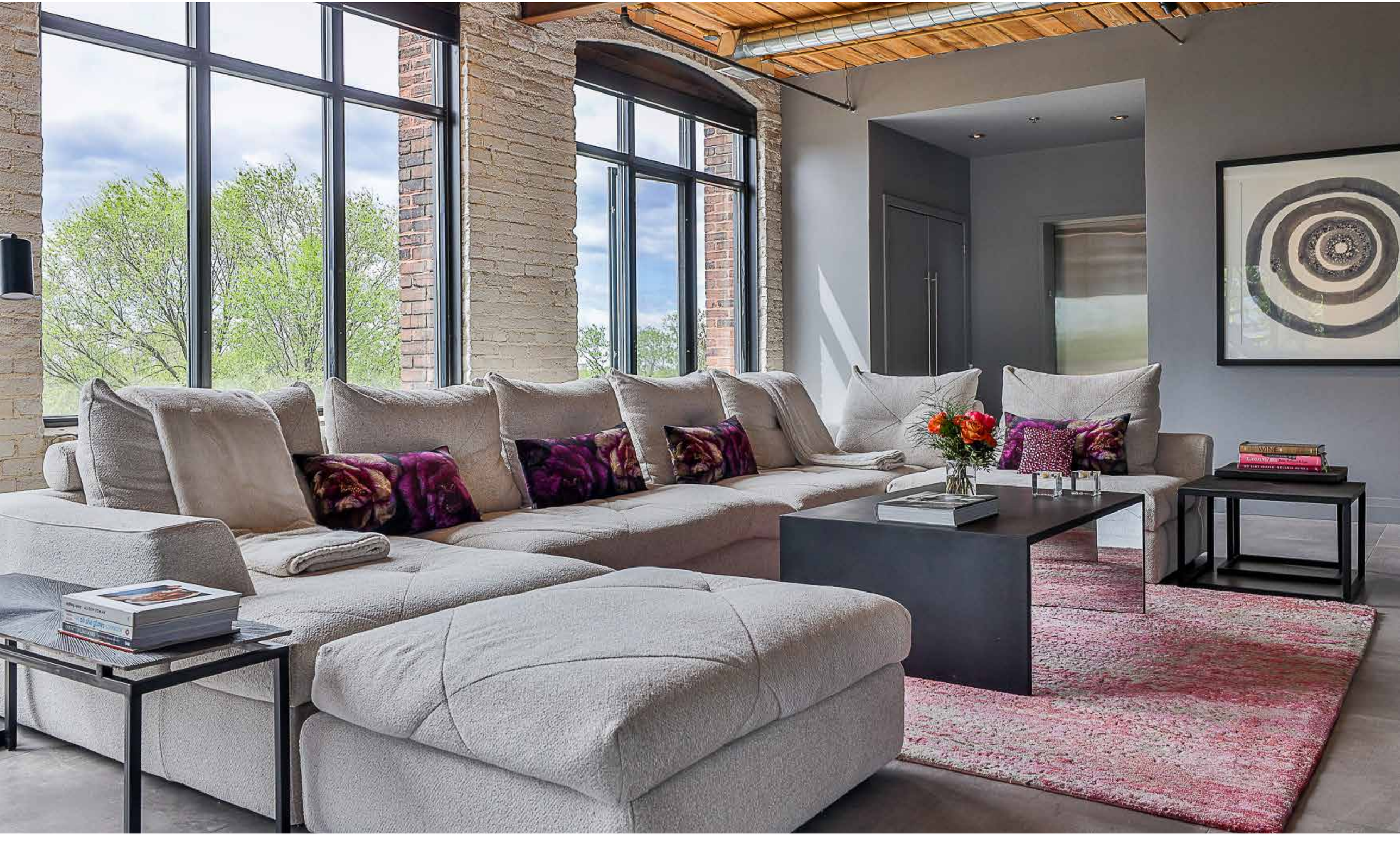












# 1 Columbus Avenue, PH 1

Some notable features and finishes

**General features**

- Rare Hard Loft in an intimate 4-storey, 10-suite building
- Corner Suite offering clear views to the south, north and east
- 2000 SF Split Two Bedroom Design + Den / Two Full Baths / Semi-private elevator with direct suite access / Two rear stairwells
- 1200 SF Rooftop Terrace with full outdoor kitchen/ two fire-pits
- Professionally renovated with extensive upgrades-custom refrigerated wine-cellar, gas fireplace, hot-rolled sheet metal feature wall, floating iron staircase, California Closets, architectural lighting, 30" x 30" porcelain floor tiles throughout foyer, living, dining, kitchen and den
- 10' ceilings with exposed Douglas Fir & steel beams/ Exposed galvanized spiral ducting/Exposed brick walls
- Control4 Home Automation
- Furnace hot water heater-new in 2019
- Two Parking spots (one indoor and one outdoor)
- Walk Score 81 - walking distance to Roncesvalles, Dundas West, West Queen West, High Park and College Street West Neighbourhoods
- Transit Score 97 - 10-minute walk to Bloor Subway Line & UP Express
- 100 Bike Score with easy access to West Toronto Railpath

**Foyer (8' x 8'8")**

- Direct elevator access
- Double California Closet
- Wall-mounted shelf & mirror
- Potlights
- Heated floor
- Lutron Smart Dimmer

**Living Room (18' x 17'8")**

- Over-sized windows with tree-top views to the south
- 285 bottle capacity temperature-controlled glass wine cellar with back-lit lighting
- 50" gas fireplace with heat distribution system
- Hot rolled sheet metal feature wall/wine cellar surround
- Built-in, wall-mounted 75" Sony Bravia television
- In wall Bowers and Wilkins speakers
- Operable window
- Automated Lutron blinds
- Lutron Smart Dimmer

**Dining Room (15'5" x 17'8")**

- Over-sized windows offering unobstructed south and east views
- Floating iron staircase to rooftop terrace
- Art deco chandelier
- 80" wall-mounted console/cabinet

**Kitchen (12'10" x 12'2")**

- 10'8" x 48" Breakfast Bar with seating/quartz surface/Globe pendant lights
- Wolf 48" 6-burner, dual range with griddle / Wolf steam wall oven
- Integrated Sub-zero stainless steel 36"refrigerator-freezer
- Sub-zero dual-zone wine refrigerator (42 bottle capacity)
- Miele dishwasher / Built-in Panasonic microwave
- Stainless Steel work surface
- Over-sized sink
- Operable window
- Heated floor

**Den / Office (18'6" x 7'8")**

- Over-sized gazing with north and east exposure
- Triple Wardrobe, linen and storage closets
- Washer/Dryer Closet (full-size Samsung)
- Operable window
- Window Blinds
- Lutron Smart dimmer

**Primary Bedroom (15'5" x 10'7")**

- Over-sized window with north exposure
- Walk-in -California Closets wardrobe and shelving / Also houses Media-Control4 Home Automation-Integra Receiver / Panamax UPS / Architect Amplifier (new)
- Wall Panel
- Automated Window Blinds
- Full Motion wall-mounted 65" Sony Bravia television (new)
- Ceiling-mounted Bowers & Wilkins speakers
- Lutron Smart dimmer
- Hardwood flooring

**Ensuite Bathroom (5 piece)**

- Double vanity with quartz countertop/wall-mounted fixtures
- Spotlights + Architectural vanity light
- Free-standing Soaker Tub
- Walk-In Shower with Rainfall Showerhead/Shower Niche
- Heated Floors
- Frosted Window with north exposure
- Window Blinds

**Second Bedroom (11’ x 10’)**

Entry to bedroom & bath can be closed off from the balance of the suite by way of a S/S pocket door offering a completely private guest suite

- Over-sized window with north exposure
- California Closet
- Storage Cabinet
- Full Wall Mirror in hallway
- Hardwood flooring

**Main Bath (3-piece)**

- Vanity with quartz countertop
- Walk-In Shower
- In-floor heating

**Rooftop Terrace**

- 1210 sf with 360-degree unobstructed views
- Outdoor kitchen-Commercial grade gas BBQ, refrigerator and sink/ bar seating for 6
- Pergola with patio lights
- Two gas fire-pits
- Irrigation System with three separate zones
- Three large planters
- Three outdoor Niles speakers
- Sliding patio door and window (new)
- Corrugated steel siding
- Glass railing
- Two Storage Units (combined 17’6” x 5’11”)

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**Inclusions**

- All appliances including outdoor
- Sony Bravia televisons-2
- All media equipment including Control4 Home Automation system plus Integra receiver, Panamax UPS and Architect Amplifier
- Wall Panel in primary bedroom
- All light fixtures
- All window coverings
- Indoor and Outdoor speakers
- Large planters on terrace-3

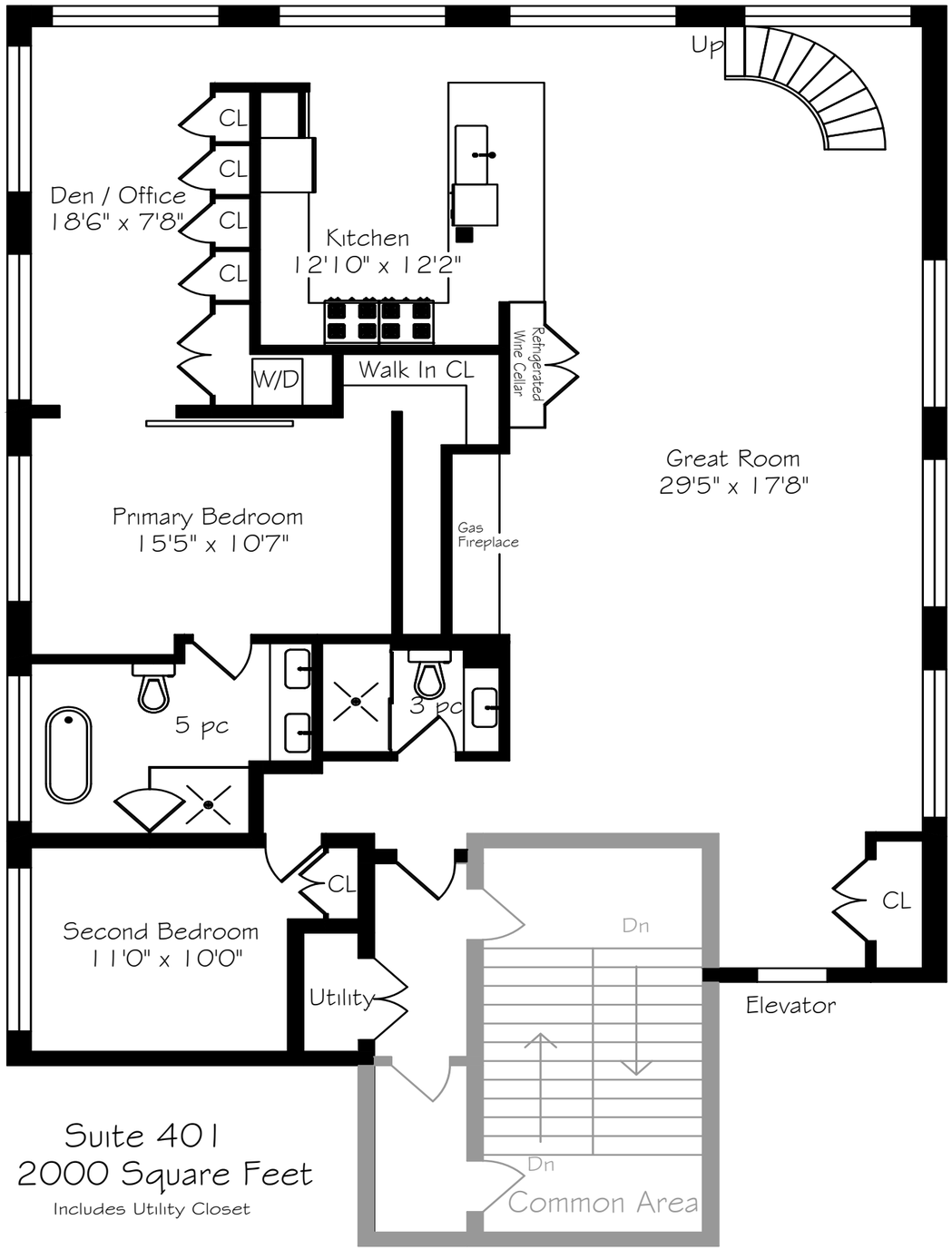
**Exclusions**

- Artwork and furniture

# 401-1 Columbus Avenue

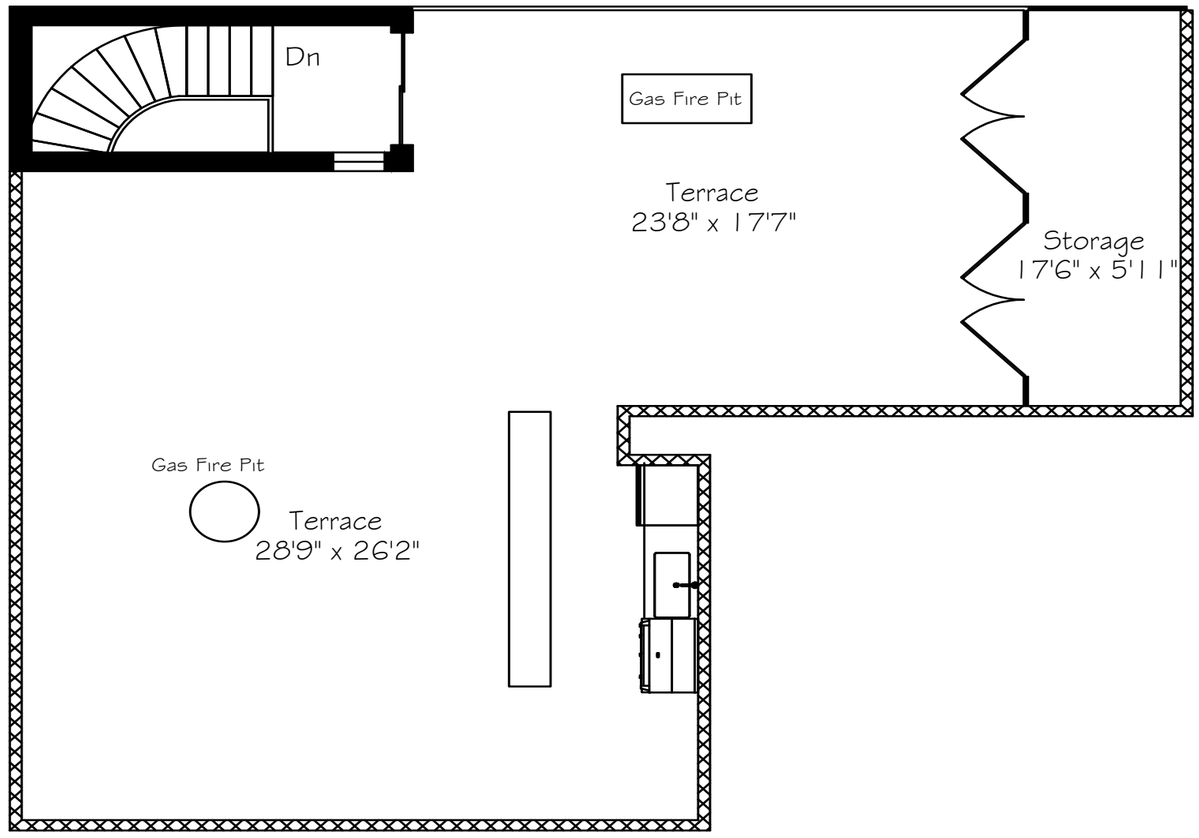
5' 10'

Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca

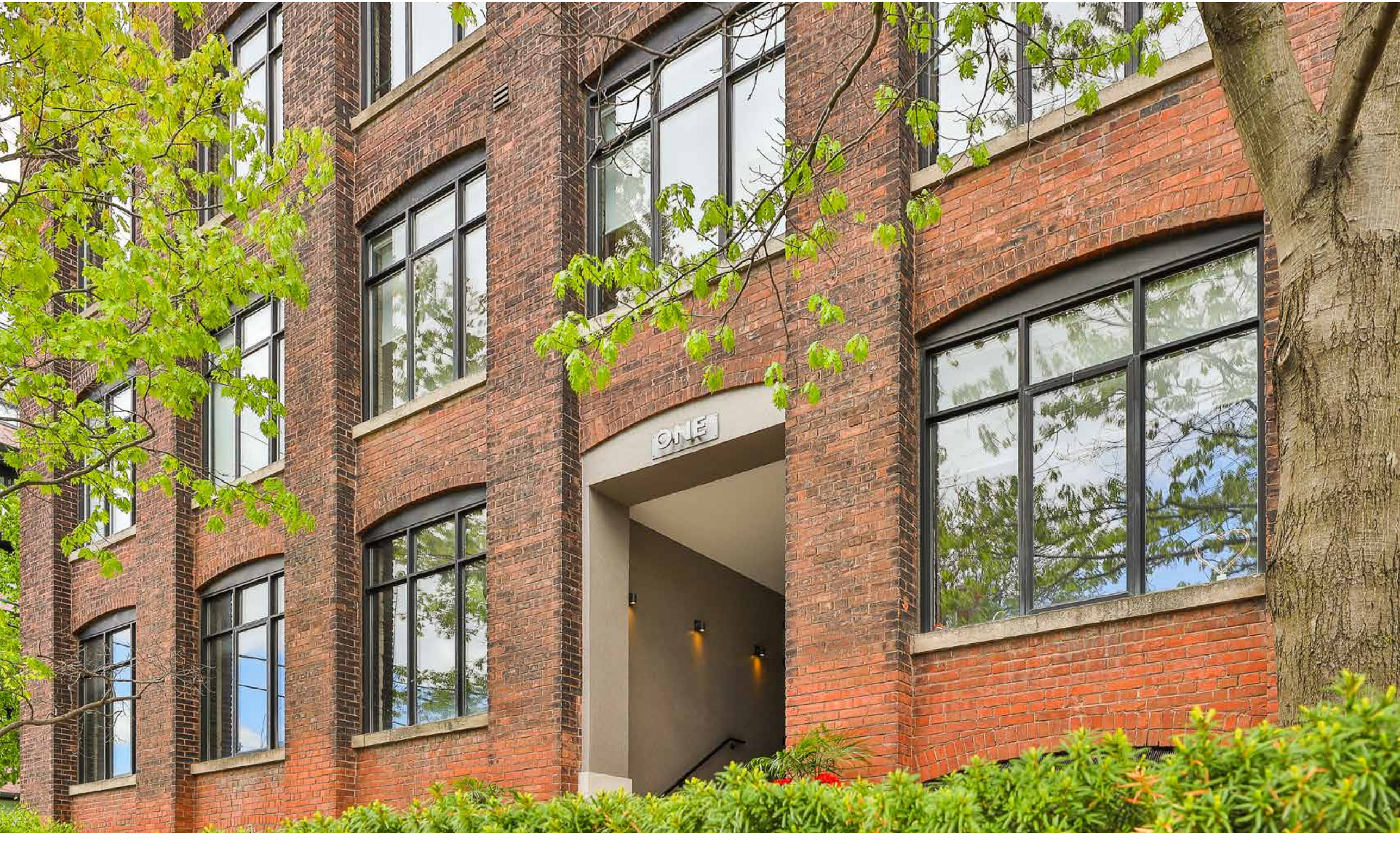



Suite 401
2000 Square Feet

Includes Utility Closet




Terrace
1210 Square Feet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