

A large, stylized, light blue 'M' logo composed of two overlapping, curved strokes. The top stroke is a thin line, and the bottom stroke is a thicker, shaded area.

THE
MORGAN
penthouse

EXCLUSIVE OPPORTUNITY
TORONTO, CANADA



438 RICHMOND STREET WEST
PENTHOUSE

THE RESIDENCE

PUBLIC

PRIVATE

THE DETAILS

CONTACT



URBAN LIGHT

Rarely does a property privilege natural light and sweeping views to this degree. The full-floor layout has been carefully considered, and welcomes the city at every turn. Morning light bathes the east wing, while the south exposure is enjoyed from the home's main terrace. The setting sun shimmers off the city skyline, fully on display in the formal dining room or outdoor lounge.

Privacy, stunning views and an irreplaceable location define this unique urban home.

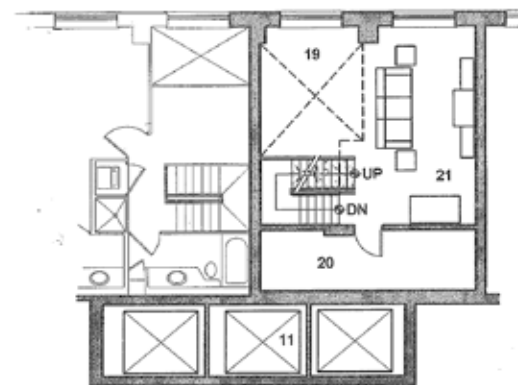


5000 SF

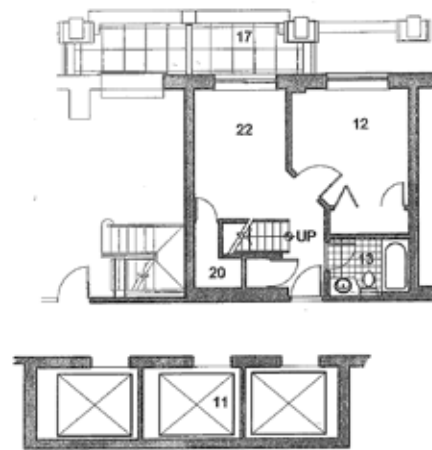


16th FLOOR

- 1 MAIN CORRIDOR
- 2 GUEST WASHROOM
- 3 TV LOUNGE
- 4 AV CLOSET
- 5 LIVING ROOM
- 6 FIREPLACE
- 7 PANTRY
- 8 KITCHEN
- 9 DINING ROOM
- 10 UTILITY
- 11 ELEVATORS
- 12 BEDROOM
- 13 WASHROOM
- 14 WALK-IN CLOSET
- 15 MASTER BEDROOM
- 16 MASTER WASHROOM
- 17 TERRACE
- 18 BUILDING EXIT STAIR
- 19 OPEN TO BELOW / ABOVE
- 20 CLOSET / STORAGE
- 21 FAMILY ROOM
- 22 DEN



PARTIAL 15th FLOOR



PARTIAL 14th FLOOR



ACTUAL VIEW



URBAN LIFE

LIVE IN THE FASHION DISTRICT OF
DOWNTOWN TORONTO – THE CORE.

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STONE

imported travertine is found throughout home, in a raw state on walls and honed and sealed in large slabs on the floor.

BESPOKE MODERN LUXURY



A distinctive, decisively modern palette throughout: floors and walls in imported travertine marble, with inlaid walnut hardwood. Exposed concrete blends with custom millworking, punctuated by the home's dramatic warehouse style windows. A wide central corridor connects the public space from the bedrooms, and features a gracious staircase leading to an additional family room and a bedroom suite on the two floors below.

Equal attention has been paid to both indoor and outdoor space. Multiple terraces embrace stunning views in every direction. The main south-facing terrace has been designed for sunbathing, evening cocktails and alfresco dining from a stunning perch amid the glittering skyline towers.



DINE

The formal dining room takes advantage of skyline views, while the living room (beyond) enjoys sweeping north views.



REFINED URBAN SPACE

The chef's kitchen has been designed to accommodate casual meals at the eat-in island, as well as much larger dinners or catered events. The cabinets are finished in acid washed stainless steel and natural walnut. Sealed marble countertops provide extensive preparation space. The inlaid cork floor is an elegant and comfortable surface.

Top tier appliances throughout, including dual Thermador ovens, a warming drawer, Wolf gas cooktop, fully-integrated Sub Zero refrigeration with separate freezer drawers, wine storage and a Miele dishwasher. The kitchen includes extensive pantry space, custom organizers, valance lighting and a corian backsplash.



INDOOR OUTDOOR LIVING

The home is virtually wrapped in outdoor space. Thousands of square feet of terraces, from intimate corner spaces to a sprawling south-facing expanse that takes advantage of the most spectacular urban views.

Here you will find a generous dining area, with astonishing south-east views of the skyline and lake beyond. Only steps to the kitchen, it is also equipped with an overhead metal pergola with architectural lighting and integrated heaters for cooler evenings.

This remarkably quiet space provides privacy and utterly memorable vistas over the city.



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LIGHT

As through the rest of the home, the master bedroom is carefully positioned to benefit from great light. Here, enjoy stunning sunsets before a night out.

MASTER BEDROOM

Configured as a 'wing' of the home, the master bedroom provides a remarkably quiet retreat. Located at the north-west corner, it boasts two walk-in closets, and a luxurious ensuite with Vola faucets, glass shower, dual vanities and a separate water closet with bidet.

2 ADDITIONAL SUITES

The 2 additional bedrooms on the main level are self-contained suites, each with custom cabinetry including desk area, as well as ensuite baths. Completed with the same level of detail as the master suite, they are bespoke spaces in their own right.



MASTER RETREAT

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THE HOME

Approximately 5018 square feet of interior space, occupying the entire penthouse floor plus additional space on the 15th and 16th floors accessed by interior staircase.

Exterior terrace space totally over 2080 square feet, with multiple walkouts from various rooms.

3+1 bedroom plan, 5 bathrooms.

PARKING AND STORAGE

5 owned parking spaces, 4 of which are contiguous and located with immediate access to the elevator.

2 owned storage lockers in the building, plus ample in-suite storage.

WALLS AND FLOORS

Extensive use of imported travertine marble on floors and walls, with inlaid walnut hardwood. Cork flooring for added comfort in kitchen.

TECHNOLOGY

Whole home automation system by Crestron. Control from multiple touchpads for lighting, audio distribution through in-ceiling speakers, video distribution, climate control and security features of the home. Heating a ventilation system also controlled.

The majority of the home's shading system - both decorative and black out - is also centrally controlled.

CUSTOM MILLWORK

Custom millworking throughout the home, including master bedroom screen, custom vanities, built-in speaker enclosures, den entertainment unit and abundant closets with organizers.

MASTER BATHROOM

Floating dual vanities, walk-in shower with marble and corian surround, Vola faucets, separate water closet. Custom stainless built-in towel bar.

KITCHEN FEATURES

Cabinets in a combination of acid washed stainless steel and walnut. Sealed marble countertops and corian backsplash. Built-in desk area. Two pull-out pantries. Integrated exhaust hood above cooktop.

Appliances include dual Thermador ovens, warming drawer, microwave, Wolf 5-burner gas cooktop, Sub Zero wine storage, Sub Zero refrigeration tower, 2 Sub Zero freezer drawers, Miele dishwasher.

LAUNDRY

Side-by-side Maytag washer and dryer, additional storage and home's electrical.

Subject to errors and omissions. The information contained herein is deemed reliable, but neither Paul Johnston nor Right at Home Realty warrant the accuracy or completeness, and purchasers should satisfy themselves independently of the property's features.

It's all in the element of surprise - direct elevator access to the main living floor is controlled by the building's security. Your guests will arrive announced, and your privacy is assured.

This is a sprawling family home in the most enviable of locations. Only moments to the city's financial district, while located in the heart of the city's bustling Queen West and burgeoning King West neighbourhoods. Immediate convenience to the Island airport, and in synch with the vitality and culture that defines the very core of the city.

The home extends beyond the primary level. Below are two further floors. The first provides a more casual family-room style space,

with integrated working space and the additional benefit of an generous storage area. One floor beyond is a flexible space that is ideal as a home gym, or easily adapted for staff quarters or an in-law suite. This floor has secondary direct access from the building.

No feature has been overlooked, as this home was custom commissioned at the time of construction. A fully-integrated home automation system controls lighting, security, temperature, audio and video distribution, as well as black out and sun shading throughout most of the residence. A lighting plan adds dramatic warmth to the home through extensive recessed lighting.

The Penthouse at the Morgan. A unique urban home.

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This property is available for sale only.
Contact for a private showing.

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