



The
Perch
34 rowanwood

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Named for its privileged location in the treetops above Rosedale and Summerhill, The Perch is full-floor residence beyond compare.

Accessed via a private entry and elevator along the west walkway, this home literally floats above the neighbourhood, with expansive south and north views complimented by windows on all four exposures. This unique condition affords remarkable natural light throughout the day, enhanced by a central lightwell in the core of the home.

Space, style and sunlight in abundance, coupled with an unbeatable location in the heart of Toronto.



When scale matters.

Despite the Perch's proximity to some of the city's tallest residential towers, this home proposes a rare alternative : the style, space and simplicity afforded by single level condominium living, but at a much more graceful scale.



Nestled in the Rosedale neighbourhood, the home is a walker's paradise. In just moments you can shop along Yonge Street, or enjoy an afternoon at Ramsden Park. The Toronto Lawn Tennis is literally outside your back door, with the subway, fine restaurants and cafés just moments away.

IF WE CRAVE FOR ANYTHING...

SPACE. STYLE. SUNLIGHT.



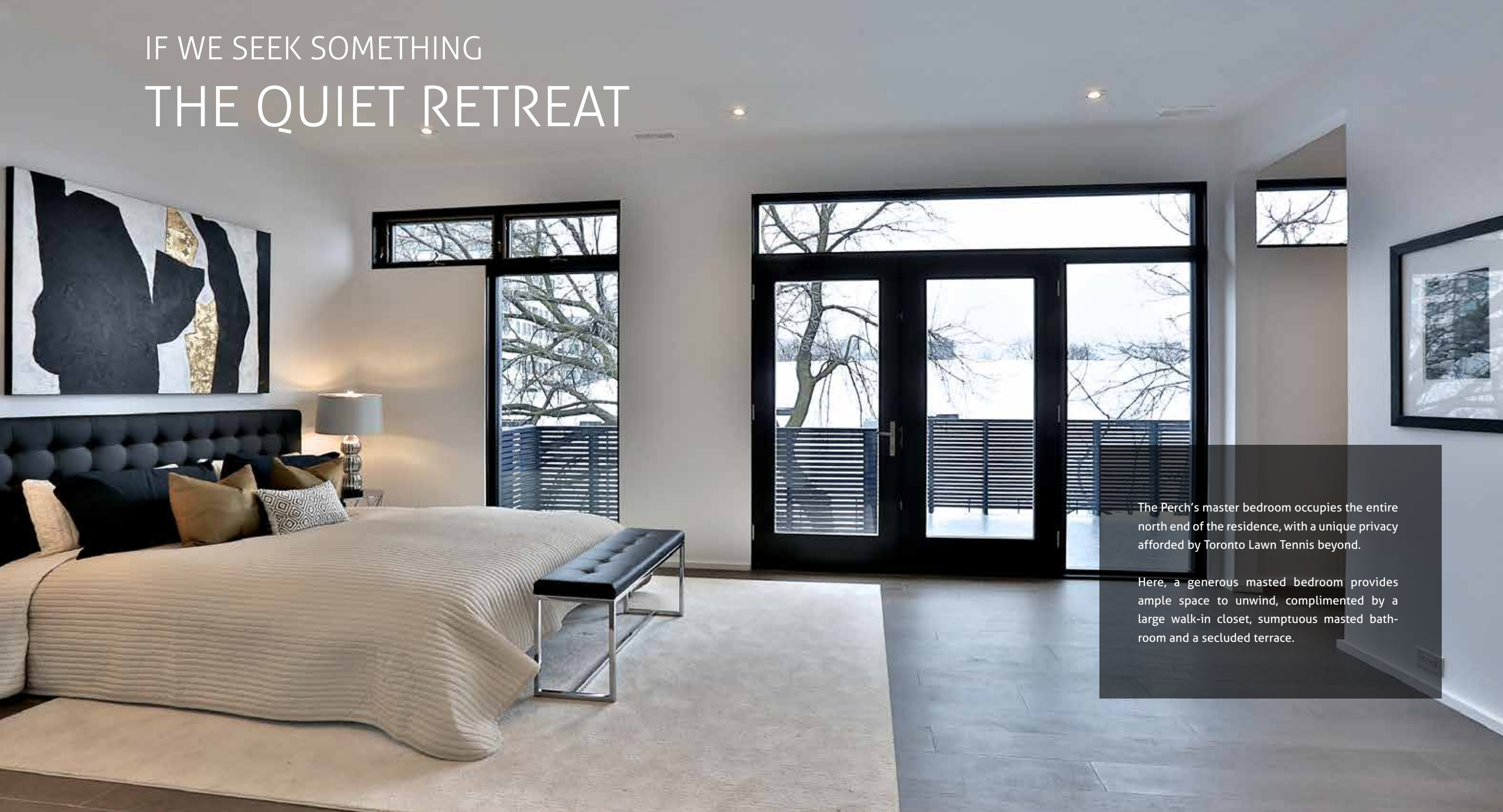
AND WHAT A VIEW

Rarely does one find sweeping city skyline views in a lowrise neighbourhood such as Rosedale. But thanks to the Perch's esteemed location atop this heritage building - and the careful introduction of wall-to-wall windows - you can enjoy magnificent views towards the city skyline.

From morning to afternoon to night, the city beyond is on constant show.

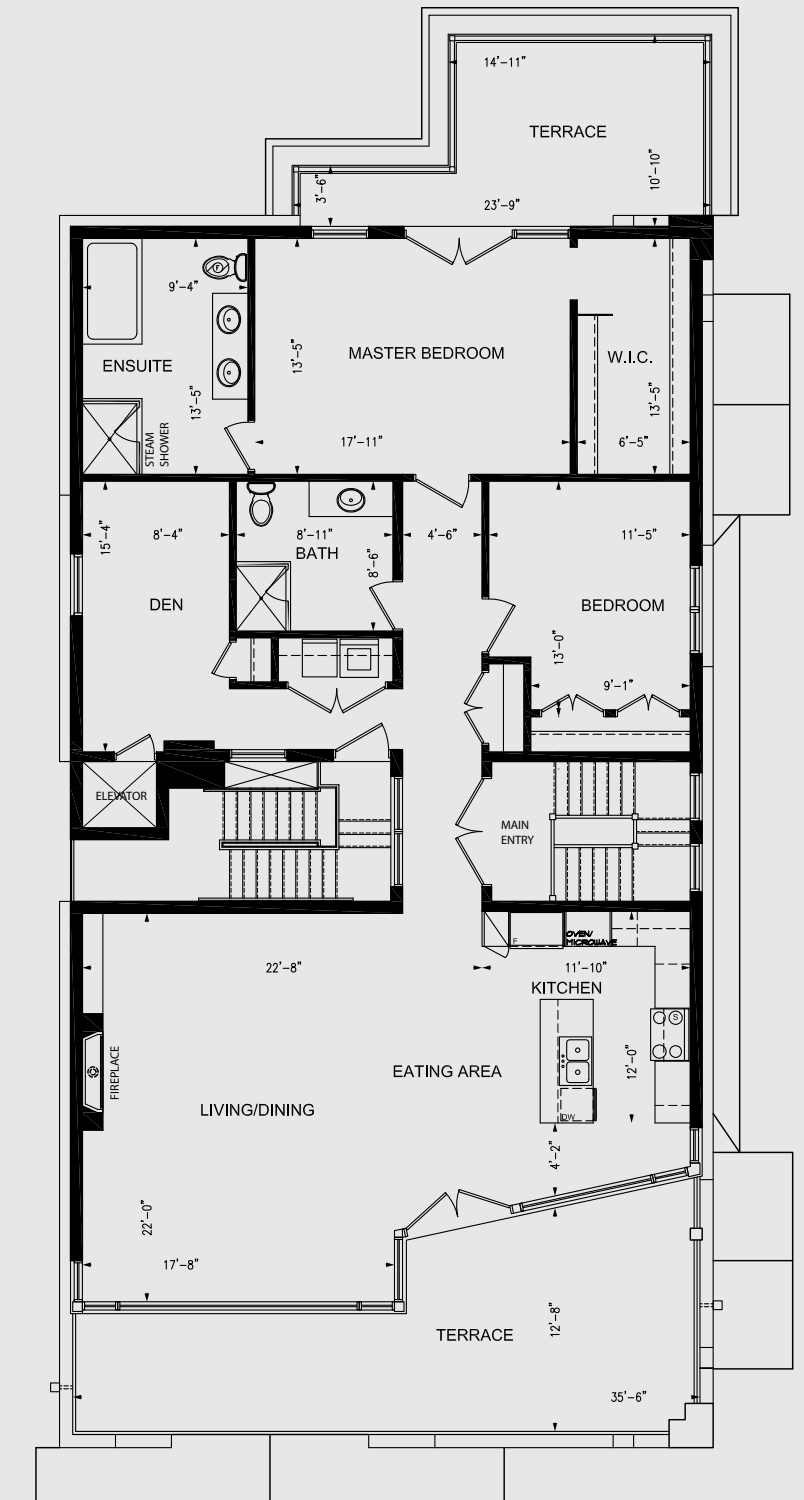


IF WE SEEK SOMETHING THE QUIET RETREAT



The Perch's master bedroom occupies the entire north end of the residence, with a unique privacy afforded by Toronto Lawn Tennis beyond.

Here, a generous master bedroom provides ample space to unwind, complimented by a large walk-in closet, sumptuous master bathroom and a secluded terrace.

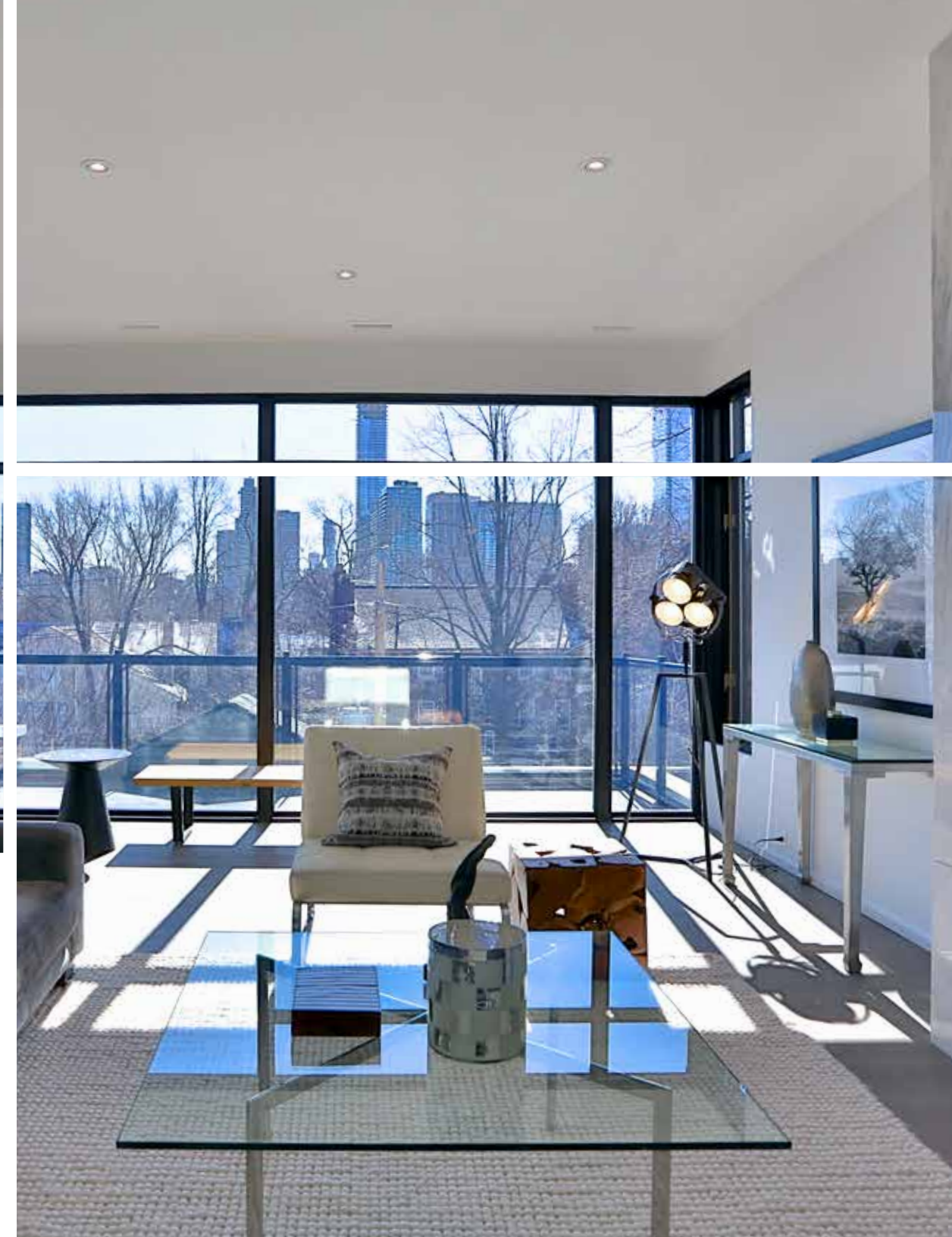


34 ROWANWOOD AVE.



A bathroom intended for relaxation, finished floor to ceiling in fine materials. The oversized shower includes a steam shower and large rain head, while the egg-like bath is a perfect spot to soak away the day. The bathroom's transom window - a signature of the home's design throughout - introduces superb natural light while not compromising privacy.





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