

130 RUSHOLME ROAD UPPER PENTHOUSE 704

Must See two storey penthouse loft with approx. 1400sq. ft. of total living space in boutique I.T. Lofts designed by Raw Design. Walk to restaurants, cafes & shops In Dufferin Grove & Little Italy. Spectacular 500 sq. ft. south facing private rooftop terrace with BBQ lines and unobstructed south views, plus an additional large south facing balcony off kitchen. Great for entertaining. Featuring a high-end kitchen with glass backsplash, Caesar stone counters & waterfall island, integrated appliances and gas range. Master bedroom with generous walk-in closet. Hardwood floors throughout. Thousands invested in upgrades including custom cedar planters on terrace, polished concrete ceilings, pot lights throughout and more.

Only 5 units on entire floor. Only 1 of 3 units in the building with a private rooftop terrace and treetop views. 2 exclusive use bike storage spaces. 1 Owned Parking + 1 Owned Locker

Inclusions: Medicine cabinet in washroom, all custom planter boxes on terrace. Wardrobe in hallway. All light fixtures except where excluded. All window coverings. Balcony wood tile flooring. Integrated fridge, Gas range, microwave, dishwasher, washer, dryer.

Exclusions: Dining Area Light Fixture, Attached Shelf in dining area, BBQ and furniture.

Additional Property Features:

- Undermount sink with Caesar stone counters
- Gooseneck chrome faucet
- Kitchen Aid stainless steel built-in four burner gas stove
- Whirlpool stainless steel built-in microwave
- Custom designed outdoor cedar planters
- Integrated paneling Kitchen Aid bottom freezer refrigerator
- Additional pot lights installed throughout
- Built in storage in den / entrance
- Roller blinds
- Breathtaking views of CN Tower & Toronto Skyline from both terraces

Other Property Features:

Property Manager: First Service Residential 855.244.8854

Utilities Metered By: Priority Hydro

NUMBER OF UNITS 56 STOREYS 7

Book Enterprise Rent-A-Car Parking at Back at Building.

Parking: #19-P2 (no neighbouring car on one side)

Locker: #21-P2. Locker dimensions: 7' x 5' 1" by 7' tall. (Go to Locker Room labelled on door "Locker Room #20 to #24"). End locker on wall with door furthest away from door.

Common resident bike racks in garage + Two exclusive use hanging bike racks in locked "Bike Storage Room" in garage.

Glass partition in bedroom has been removed & can be put back in.

NEELY DAVIS + NOAM MUSCOVITCH
SALES REPRESENTATIVES

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