

Presenting

*3 McAlpine St
PH 903*





Penthouse Loft Perfection

3 McAlpine St PH 903

Experience luxury in this exceptionally renovated penthouse, exquisitely reimagined to evoke the refined elegance & glamour of a Manhattan home in the sky. Nestled in Yorkville -Toronto's most coveted enclave of high-end fashion & world-class dining, this prestigious suite offers an elevated urban lifestyle. Thoughtfully re-designed with an emphasis on space, light & premium materials, this expansive 2-storey penthouse with 3 bedrooms & 3 renovated bathrooms, impresses with 2,256 sq ft of sophisticated interior living space. Enter through a gracious foyer into a luminous interior where an architectural staircase makes a statement & abundant natural light create an atmosphere of calm & grandeur. Wide plank 6.5" white oak engineered hardwood floors extend throughout, enhanced by dramatic arched & floor-to-ceiling windows that frame the city skyline. The designer kitchen features Caesarstone counters, a micro cement concrete finished backsplash, top-tier appliances (Liebherr, Gaggenau & Fisher & Paykel) & custom cabinetry tailored for both culinary passion & curated entertaining. Elegant transitions between spaces make every corner feel intentional & luxurious. The family room has dramatic double height 18'6" ft ceilings, a walkout to the terrace & a separate space that could be partitioned off to create a main floor office. Upstairs, a generous primary suite features wrap-around windows, 2 walk-in closets & an oversized spa-like bathroom with a soaker tub, double vanities & a custom glass shower ensuring comfort without compromise. 2 additional bedrooms & a renovated 3 pc bathroom complete the 2nd floor. Step onto your private balconies -these outdoor living spaces provide the perfect backdrop for morning coffee or evening soirées. With 2 parking spots, a locker, & access to building amenities, this residence is an exceptional opportunity for the discerning buyer seeking turnkey elegance, architectural character & the unmistakable feel of a penthouse in the sky.



Property Highlights & Upgrades

- 2,256 Sq Ft (as per MPAC) + Terrace & Balcony
- 3 +1 Bedrooms, 2.5 Bathrooms
- 8'9" Ft Ceiling Height on Main & 8'10" Ft Ceiling Height on Second (Approx)
- 2 Level Penthouse Loft
- Stunning Architectural 17'8" Staircase
- Bright Open Concept Living Room with Dramatic Double Ceiling Height (18'6") & a Walk-out to the Terrace
- Open Concept Kitchen & Dining Room
- Custom Kitchen Featuring a Waterfall Centre Island, Custom Cabinetry & High End Appliances
- Primary Bedroom Features Double Walk-in Closet & 5 Piece Ensuite Bathroom with Custom Glass Shower, Soaker Tub & Double Vanities
- Laundry Room with Laundry Sink & Cabinetry
- Private East Facing Private Terrace

UPGRADES & RENOVATIONS 2022:

- Installed 6.5" White Oak Engineered Hardwood Floors on Main & the Second Floor
- Complete Kitchen Renovation Including; Re-configuring Kitchen Galley Layout to Open Concept, Installation of Custom Cabinetry, High End Appliances with Built-in Wine Fridge, Waterfall Centre Island with Storage, Caesarstone Countertops, Micro Cement

Concrete Finished Backsplash,

- Custom Millwork in Dining Room & Refinished Staircase
- Renovated Primary Bathroom, Second Bathroom & Powder Room
- Updated Laundry Room; Added Custom Cabinetry, Added Laundry Sink & Front Load Samsung Stacked Washer & Dryer (Full Size)
- Custom Built in Closets for the Walk-in Closets

DETAILS:

- Monthly Maintenance Fees: \$3,519.08 (Includes: Water, 2 Parking Spots, Locker Building Insurance & Common Elements)
- 2025 Property Taxes: \$10,783.45
- 2 Underground Parking Spots: Level A #44 & Level B #78
- 1 Locker Level A Unit 86

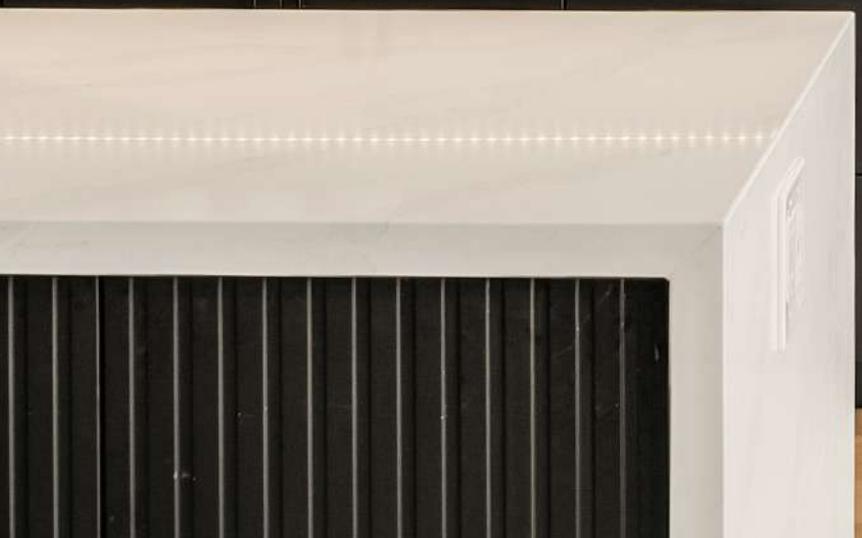
BUILDING AMENITIES:

- 24 Hr Concierge, Exercise Room, Party /Meeting Room, Guest Suite, Central Private Garden, Bike Storage & Visitor Parking
- 93 Units Built by Diamante in 2002

Public & Catholic School Catchment Area: Jesse Ketchum Jr. & Sr. (PK-8), Jarvis Collegiate (9-12), Our Lady of Lourdes (PK - GR 8), St Joseph's College (9-12) St. Michael's Choir (9-12)

Close Proximity to Some of Toronto's Top Private Schools Including: Branksome, De la Salle College & Upper Canada College (UCC) , Royal St. Georges (Gr 3-12), York School (JK- Gr 12)











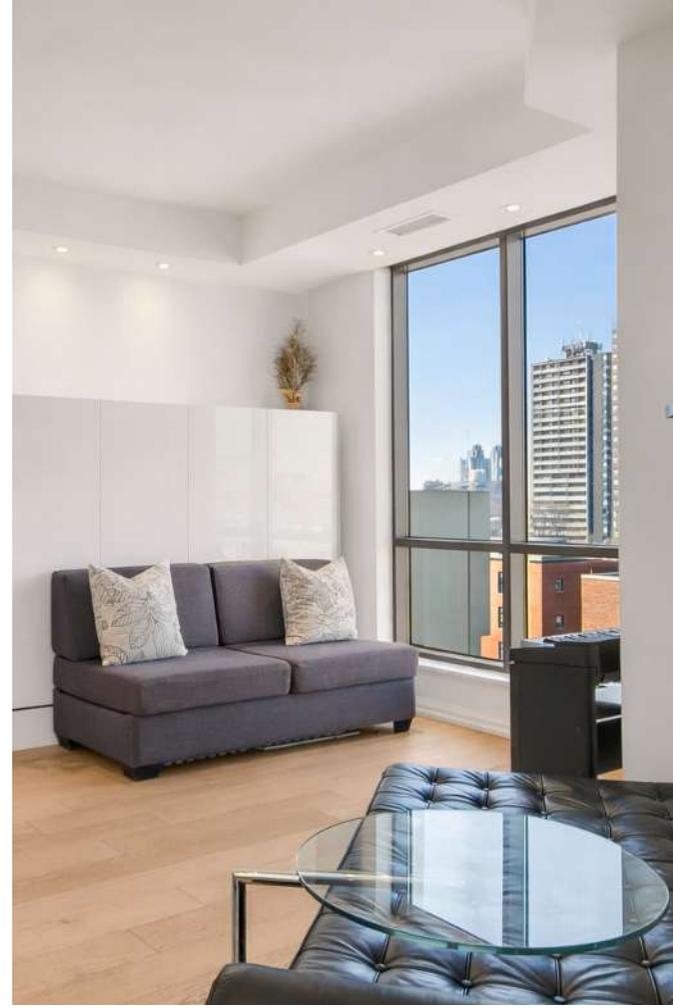


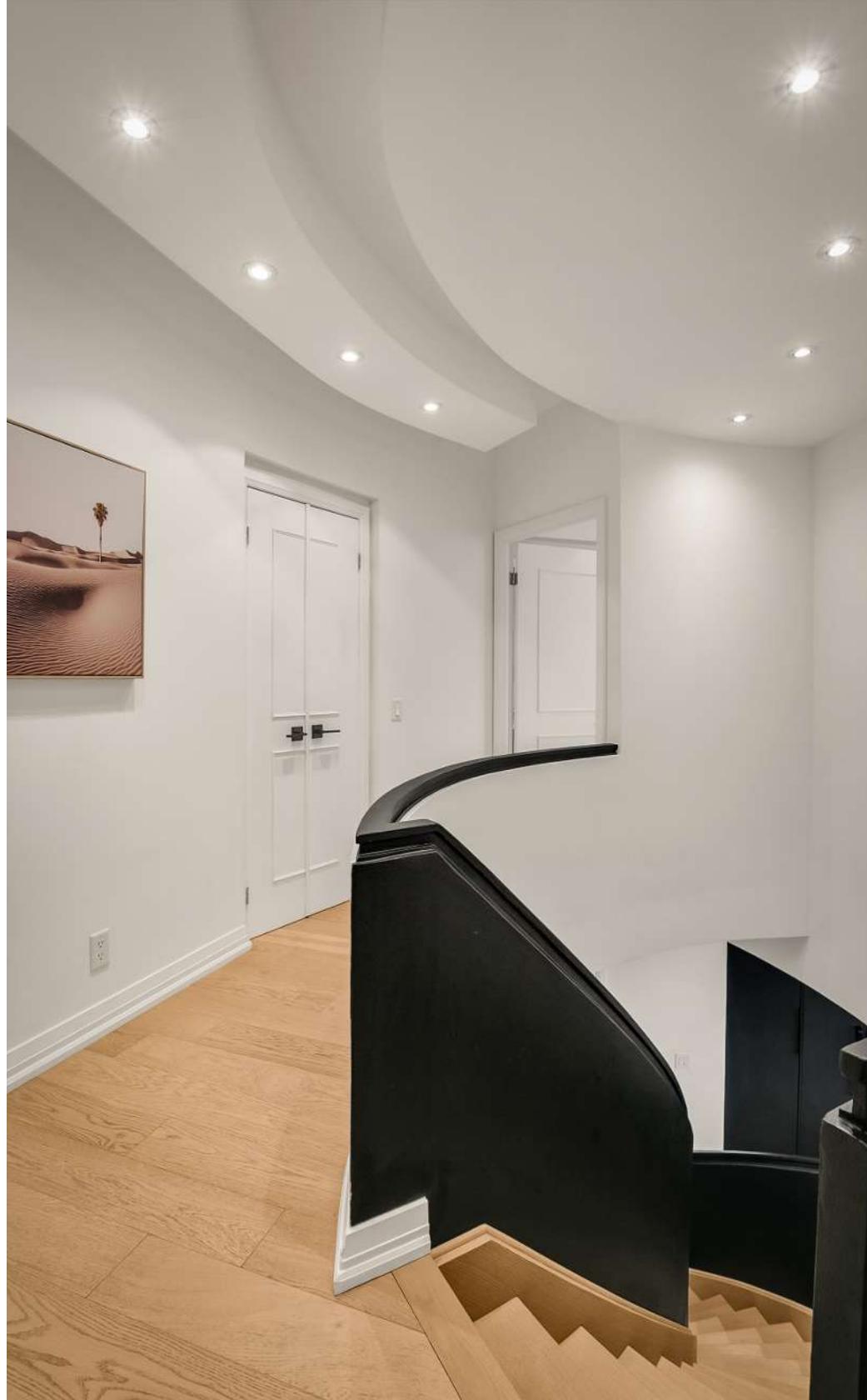




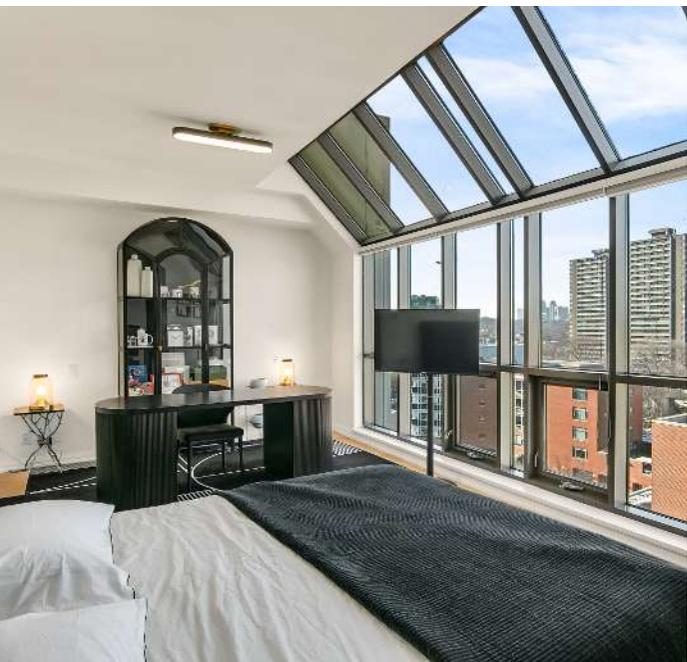
















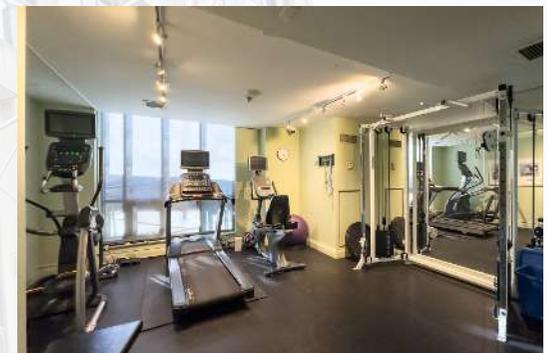




3 McAlpine St Property Amenities

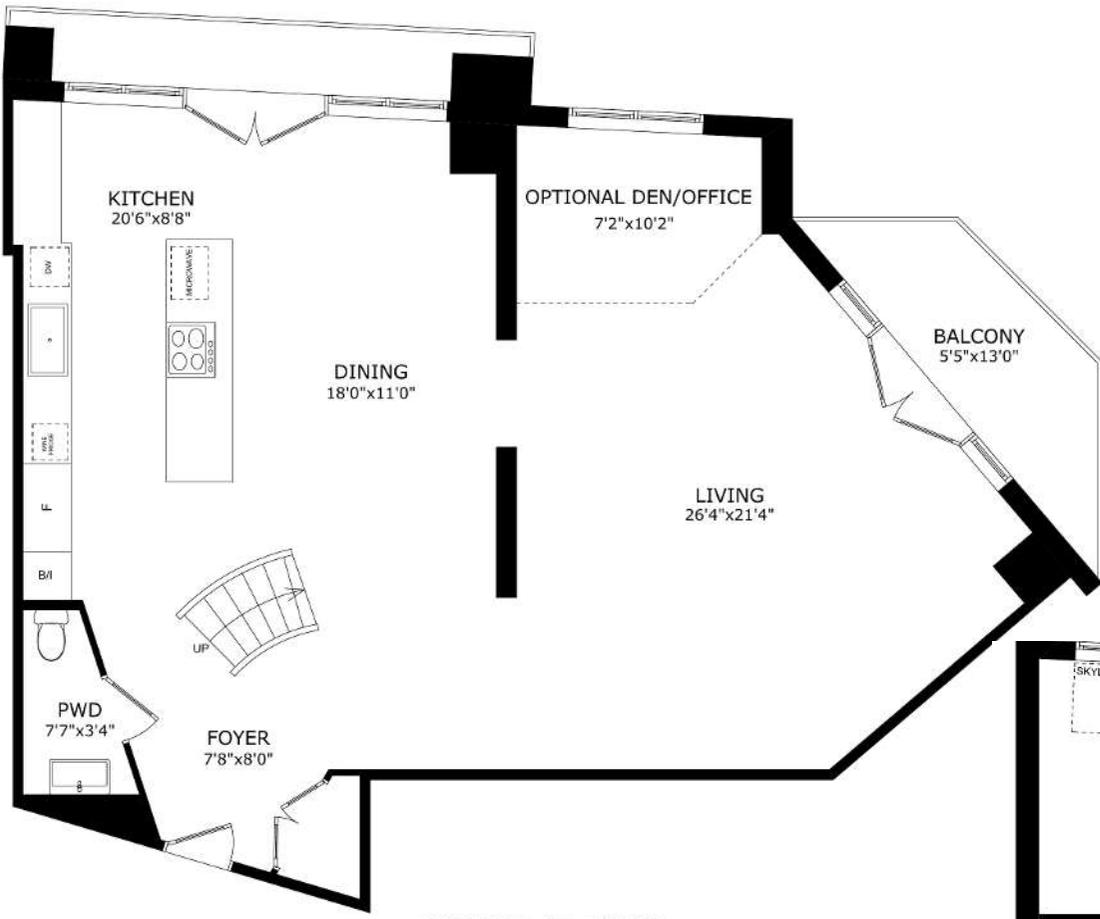
Ground Floor

- **24 Hr Concierge & Security**
- **Lobby**
- **Mail Room & Parcel Room**
- **Exercise Room:** 24/7 with Fob Access
- **Party/Meeting Room:** Features a kitchen, \$80 booking fee + \$500 deposit (refundable)
Hours 10 am to 10 pm
- **Guest Suite:** Features a queen bed & microwave \$125/per night + \$300 deposit (refundable with no damage)
- **Central Private Garden :** Summer months BBQ provided by the building management on a first come first serve basis

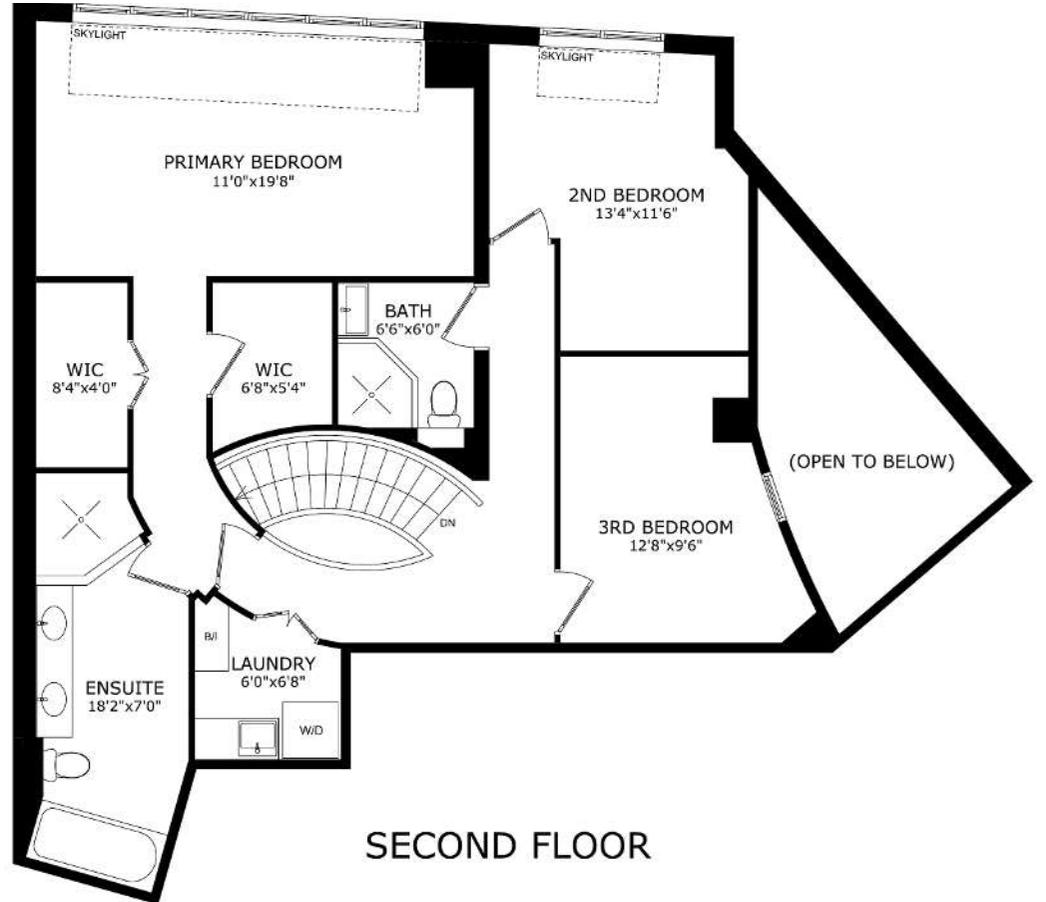


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EILEEN LASSWELL
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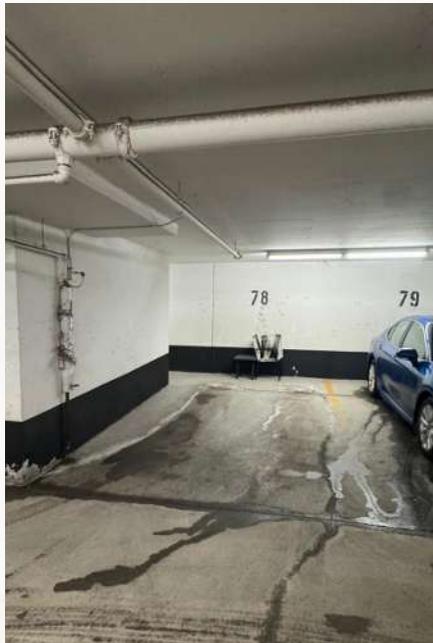

**CHESTNUT
PARK**
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MAIN FLOOR



SECOND FLOOR



2 Underground Parking Spots
P1 #44 & P2 #78

1 Locker
P1, Unit 86, Locker #96

INCLUSIONS: Gaggenau Fridge/Freezer, Fisher & Paykel Stove top & Built-in Oven, Vent-A-Hood, Sharp Built-in Microwave, Fisher & Paykel 2 Drawer Dishwasher, Liebherr Built-in Wine Fridge, Samsung Stacked Washer & Dryer, Family Room Bookshelf, All Built-ins, All Window Coverings, All Electric Light Fixtures

EXCLUSIONS: Murphy Bed in Living Room, All Art Work & Decorative Mirrors

- Concierge # 416-922-1487
- First Service Residential Management 416-922-3164
- 6 Visitor Spots
- Pet Restrictions: 2 pets max, no weight restriction for dogs
- BBQ must be electric or attached to gas line

Walk Score 100
Walker's Paradise
Daily errands do not require a car.

Transit Score 89
Excellent Transit
Transit is convenient for most trips.

Bike Score 82
Very Bikeable
Biking is convenient for most trips.



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