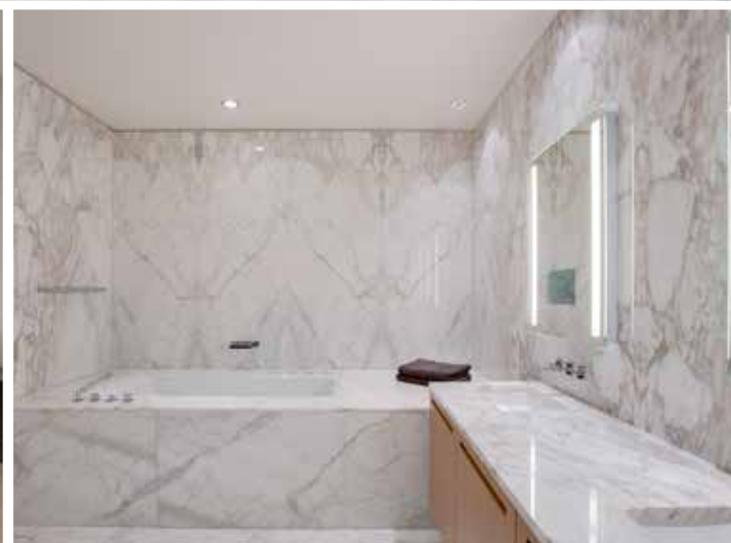




180 UNIVERSITY AVENUE
SUITE 5302



180 University Avenue Suite 5302

A rare opportunity to own one of the most sought-after layouts in the 'Private Estates' above Shangri-La Hotel, Toronto. Over 2,270 square feet of living space with bright and generously sized principle rooms.

Facing west, this suite presents an unobstructed view with an impressive mix of city and water stretching from the CN tower, over Lake Ontario and the Humber Bay all the way to the Niagara Escarpment on the horizon. The west exposure and a very large 250+ square foot balcony provide the ultimate spot to enjoy the sunsets.

The kitchen designed by Boffi features top-of-the-line Miele and Subzero appliances including a 78-bottle wine fridge. A spacious pantry extends an accessible and ample area to store all of your household and kitchen items.

This split bedroom plan offers the utmost of privacy by placing the master and second bedroom on opposing sides of the home. The master suite takes advantage of the stunning west views and is complete with an enormous walk-in closet. A five-piece master ensuite has an extra-large soaker tub and fully automated walk-in shower. The second bedroom also provides fabulous views and is complete with ample closet space and a private four-piece ensuite washroom.

The finishes throughout the suite have been luxurious and thoughtfully selected to produce the highest standard of living and include, herringbone pattern hardwood flooring, Kohler and Dornbracht fixtures, automated sunshades in the living room and opaque shades in the bedrooms. The suite comes with a fully enclosed two-car private garage and storage area.

Property Details

Bedrooms: Two

Bathrooms: Two Full & One Half

Parking: Two Car Garage
P7 - 29 / P7 - 30

Locker: Storage in garage

Size: 2,273 Sq.Ft.

Balcony: 250+ Sq.Ft.

Exposure: West

Maint. Fees: \$2,012.45

Taxes: \$12,591.14 (2017)





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All figures and measurements to be verified by Purchasers or Purchaser's Agent

