



Shangri-La Toronto

180 University Avenue, Suite 2008
Toronto, Ontario
M5H 0A2



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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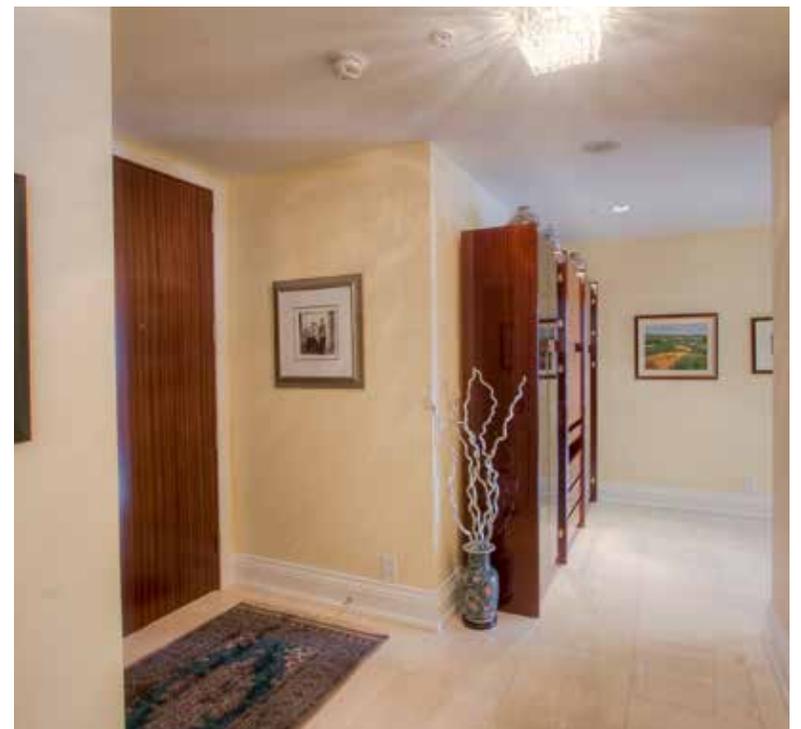
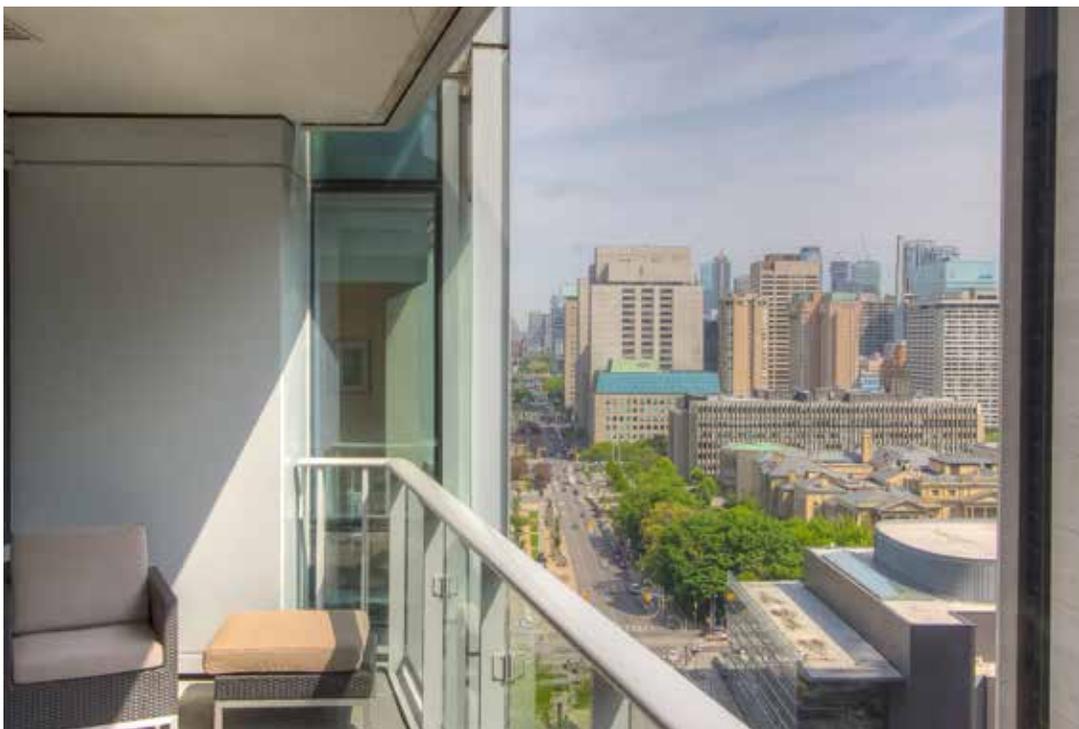
Suite 2008

Welcome to Suite 2008 at the luxurious Shangri-La Toronto. This completely custom-designed suite is one of the largest units in the building, offering 2,818 square feet of living space with three bedrooms and a library that can be easily converted into a fourth bedroom.

All finishes are completed to the highest of standards including marble flooring in the living area, Brazilian Jatoba hardwood in the bedrooms; a custom Boffi designed kitchen with Miele and Subzero appliances and a fully automated home entertainment and audio system. The suite features a 200+ square foot balcony with views of the downtown core and lots of room to enjoy.

Residents have access to the exceptional amenities of the five-star Shangri-La Hotel, which include a full fitness centre, pool and hot tub as well as 24-hour concierge and security.

Suite 2008 is a one of a kind residence, in one of Toronto's most sought after buildings.















Property Details

Bedrooms: Three bedrooms & library

Bathrooms: Three full & one powder

Property Size: 2,818 square feet

Parking: Two underground spaces

Locker: Two large private room lockers

Maintenance Fees: \$2,277.35

(Water, Gas, Common Elements)

Property Tax: \$15,274.56 (2015)

Offered for sale at: \$2,795,000

Foyer

- Crema Marfil marble flooring
- Double closet with custom doors

Kitchen

- Crema Marfil marble flooring
- Boffi custom designed kitchen
- Boffi drawer inserts
- Granite countertops
- Built-in appliances
 - Miele oven
 - Miele microwave
 - Miele dishwasher
 - Subzero refrigerator
 - Subzero double drawer freezers
 - Subzero full-size wine refrigerator
 - Subzero double drawers refrigerator
 - Induction flat stovetop
 - Dropdown television
- LED pendant lights over kitchen island

Living & Dining Room

- Crema Marfil marble flooring
- Automated sunshades
- Phantom screens on windows
- Custom Boffi-designed entertainment bar
- Stealth acoustic speakers
- 5.1 surround sound
- Two walkouts to 200 sq.ft. balcony
 - Rubaroc flooring on balcony

Master Bedroom

- Brazilian Jatoba wide-plank hardwood flooring

- Automated blackout blinds
- Additional pot lights
- Walk-in closet with custom built-in shelving
- Five-piece ensuite washroom
 - Boffi designed cabinetry
 - Marble countertops
 - Marble flooring and walls
 - Heated flooring
 - Two Kohler sinks
 - Kohler Toilet
 - Kohler Tea-for-Two soaker tub
 - Seven-head Kohler DTV shower
 - Built-in speaker

Second Bedroom

- Brazilian Jatoba wide-plank hardwood flooring
- Automated blackout blinds
- Additional pot lights
- Double closet with Poliform built-in shelving
- Three-piece ensuite washroom
 - Boffi designed cabinetry
 - Granite countertops
 - Marble flooring and walls
 - Heated flooring
 - Kohler sink
 - Kohler Toilet
 - Seven-head Kohler DTV shower

Third Bedroom

- Brazilian Jatoba wide-plank hardwood flooring
- Automated blackout blinds
- Additional pot lights
- Walk-in closet with Poliform built-in shelving
- Three-piece ensuite washroom
 - Boffi designed cabinetry
 - Granite countertops
 - Marble flooring and walls
 - Heated flooring
 - Kohler sink
 - Kohler Toilet
 - Seven-head Kohler DTV shower

Library

- Brazilian Jatoba wide-plank hardwood flooring
- Automated blackout blinds
- Additional pot lights
- Custom millwork

Laundry Room

- Crema Marfil marble flooring

- Boffi designed white lacquered cabinetry
- Granite countertops
- Bosch washing machine & dryer
- Laundry sink

Powder Room

- Boffi designed cabinetry
- Granite countertops
- Marble flooring
- Kohler sink
- Kohler Toilet

Automation Equipment

- Top of the line media and entertainment system
 - Full 5.1 surround sound in living room
 - Hidden stealth wall speakers and subwoofer
 - Yamaha amplifier
 - Thermally controlled built-in equipment station
 - Fully wired Ethernet and HDMI in all rooms
 - Prewired for projection television in living room
- High definition security cameras with scan and pan capabilities
- Automated blinds throughout

Additional Features

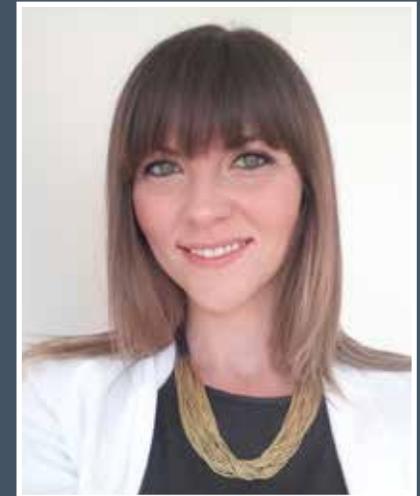
- Separate main and service entrances
- Upgraded baseboards and crown moulding
- Pocket doors
- Custom drapery
- Phantom screens on windows and doors
- Crystal light fixtures throughout
- Four Maxalto 'Musa' bar stools in kitchen

Building Amenities

- Private residential lobby
- 24 hour concierge & security
- Doorman
- Miraj Hamman Spa by Caudalie* (5th Floor)
- BLO Hair Dry Bar* (5th Floor)
- 24-hour Fitness Centre (5th Floor)
 - 9,000 Square Foot Fitness Area
 - State-of-the-art TechnoGym Equipment
 - Private yoga studio
 - Regular fitness classes
 - 20 meter indoor pool
 - Infra-red sauna & jacuzzi
- Four of Toronto's top restaurants
 - Momofuku Noodle Bar, Daisho & Shoto
 - Bosk



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