Living well is all about point of view. What if your point of view, literally, enhanced the quality of your life? Think of dazzling panoramic vistas, dotted with sparkling lights and urban streetscapes. And in addition to a spectacular point of view, what if you could surround yourself with style and substance?

Welcome to 2191 Yonge Street, Suite 4901, offered for $939,900.
Minto Midtown towers over the cityscape. This architectural jewel is notable not just for its stunning aesthetics, but for its pioneering place in the city’s condominium development history. Completed in 2008, Minto’s Midtown development was the first to receive permission to build way up into the sky (37 and 54 stories high, respectively) concluding an ongoing debate about height and density restrictions that had riddled the development community for years. And the rest, they say, is history, as the skyline in the city of Toronto now is characterized by glittering residences, reaching into the sky, and this is the development that paved the way.

Those who include sustainable materials and construction on their must-have list will take particular interest in this project. Minto is a frequent recipient of the “Green Builder of the Year” award, handed out by the Ontario Home Builder’s Association. Minto Midtown received LEED Gold certification in 2009, which makes it the largest multi-residential building in Canada to receive this nod. There are green features aplenty—from energy efficient lighting to water usage to heating.

The amenities at Minto Midtown are exceptional and include a 24-hour concierge, a fabulous indoor pool and fitness facilities, screening rooms, a business centre, and landscaped terraces with barbeques, permitting for sublime outdoor experiences, smack dab in the core of the city.

Looking for an evening out? There are abundant dining options. The Keg is located on ground level. Italian eateries Zucca Trattoira and Grano are within a 5-minute walk. Coquine French Bistro, which offers live jazz on Sundays, is also a 5-minute walk away.

When you are perched in the sky, there is a certain serenity that comes with being able to observe the nuances of urban living as they unfold below and beyond. Add to that the convenience of being able to actively participate with numerous amenities at your doorstep means that you get the trifecta - choice, convenience and contemporary cool.
This expansive suite, measuring 1462 square feet from builder’s plan offers contemporary quality, enveloped by views, framed by floor to ceiling windows. Upon entry, you are greeted with the panorama, made more evident by abundant light flowing through.

The kitchen is a cook’s delight, with rich cabinetry and granite countertops. The depth of colour is enhanced by stainless steel appliances and rich hardwood flooring throughout the main living area, which unfolds through the dining and living areas, all anchored with huge windows and huge views. The powder room has elegant visual texture, made more prominent with Amber glass mosaic tile on the walls.

The Master Bedroom is sizeable and is host to more impressive views, presented through another large window. The upgraded ensuite bathroom is truly a sophisticated retreat, a study in clean lines, complete with a kneewall between the tub and toilet, flanked by marble slabs, topped by a unique etched glass screen. Rounding out this exquisite space is a second bedroom and den, offering additional office, sleeping and storage areas.
Do you dream of dazzling panoramic vistas, dotted with sparkling lights and urban streetscapes? This may be the home for you!

**Room Particulars**

**Living Room** 20’5 x 14’2
wood floor, open concept, east view

**Dining Room** 16’6 x 11’5
open concept, wood floor

**Kitchen** 10’ x 9’
wood floor, open concept, breakfast bar

**Master** 14’8 x 10’
4-piece ensuite, walk-in custom closet, broadloom

**Second Bedroom** 11’ x 10’1
broadloom, double closet, east view

**Den** 8’1” x 9’1”
separate room, walk-in closet/laundry

*All measurements are approximate and in feet.*

**Property Management Company**
Wilson Blanchard (TSCC 1965)

**Legal Description**
Suite: Level 48, Unit 1
Parking: Level 2, Unit 80
Locker: Level 2, Unit 157

**Maintenance Fee**
$847.88/month
Includes Heat, CAC, Common Elements, Building Insurance, Parking, Locker.

**Annual Expenses**
Property Taxes: $5,169.51 (2014)
Utilities (Hydro/Water): Approx. $642.00 (*Seller travels extensively*)

**Comfort Systems**
Forced Air, Gas / Central Air Conditioning

**Occupancy Date**
December 2014 / TBA

**Inclusions**
All appliances including stainless steel KitchenAid fridge, dishwasher, microwave/exhaust vent; Whirlpool front-loading stackable washer and dryer, all electric light fixtures, all window coverings, all washroom fittings and fixtures, broadloom where laid, all closet organizers and shelving, two flat screen televisions with wall brackets, mirror in Master ensuite.

**Exclusions**
Dining Room 7-bulb fixture, two small medicine cabinets in Master ensuite.
2 bedrooms + den
Total area: 1462 sq. ft.

MASTER BEDROOM
14'-8" x 10'-0"

BEDROOM 2
11'-0" x 10'-1"

DINING ROOM
16'-6" x 11'-5"

LIVING ROOM
14'-2" x 20'-5"

DEN
8'-11" x 9'-1"

LAUNDRY/STORAGE

KITCHEN
10'-0" x 9'-0"

ENSUITE

FOYER

WELCOME HOME

BOSLEY
REAL ESTATE

urbaneer.com

SUITE 01: FLOOR 48*
SUITE 01: FLOOR 49
SUITE 01: FLOORS 50, 51
Building Amenities
Concierge, security system, indoor pool, fitness center, business center, landscaped terraces with BBQs, screening rooms, meeting/party rooms, games room, guest suites, visitor parking.

Offered for $939,900

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