



*Penthouse Living: High Above Bloor/Yorkville
Welcome to 4402 - 33 Charles Street East*



Modern & Sleek Tower with Grand Entrance



Cameron Weir, Sales Representative (416) 578-5400 Cameron@TheWeirTeam.ca
Scott Hanton, Broker (416) 887-2530 Scott@TheWeirTeam.ca

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533
www.TheWeirTeam.ca



Opulent, Lavish & Modern Open-Concept Living Area



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Elegant Formal Dining - Hardwood Floors Throughout with Floor to Ceiling Windows



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Spectacularly Stylish & Upgraded Chef's Kitchen



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2 Large Bedrooms & Spa-like Ensuite



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Stunning South East Views from a 436 sq.ft Wrap-around Balcony



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Five Star Building Amenities



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Over \$100K in Upgrades

(As per owner)

Extras

Wine Fridge

Scavolini Upgraded Kitchen

Led Pot Lights, Freezer Drawers

High End Faucet, Custom Island Front

Upgraded Fireplace

Custom Closets Throughout

All Overhead Lighting

Glassed in Shower in 2nd Bath

Electric Master Bedroom Curtains

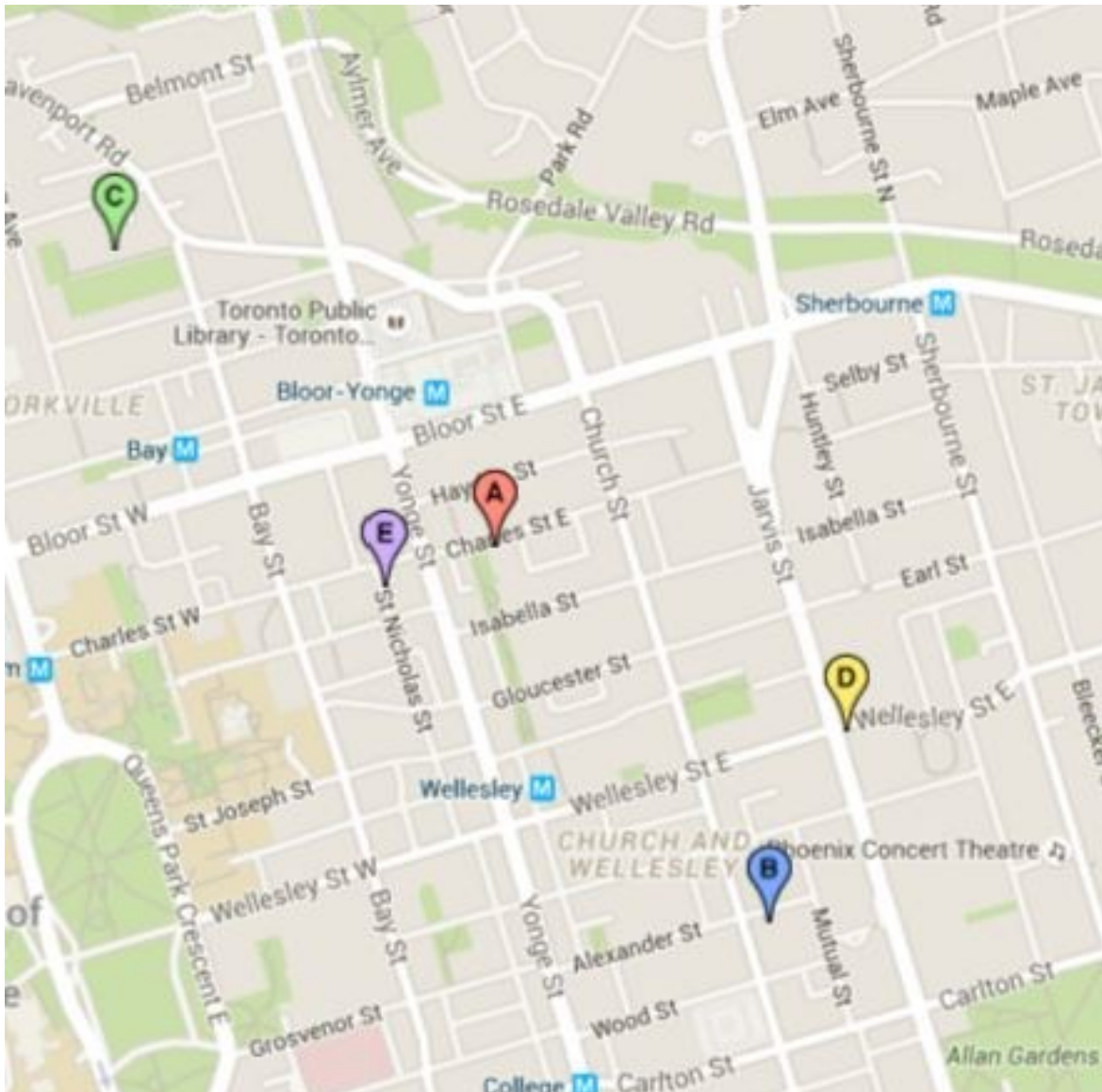
Custom Blinds to Match Trim

Convenient Parking Spot

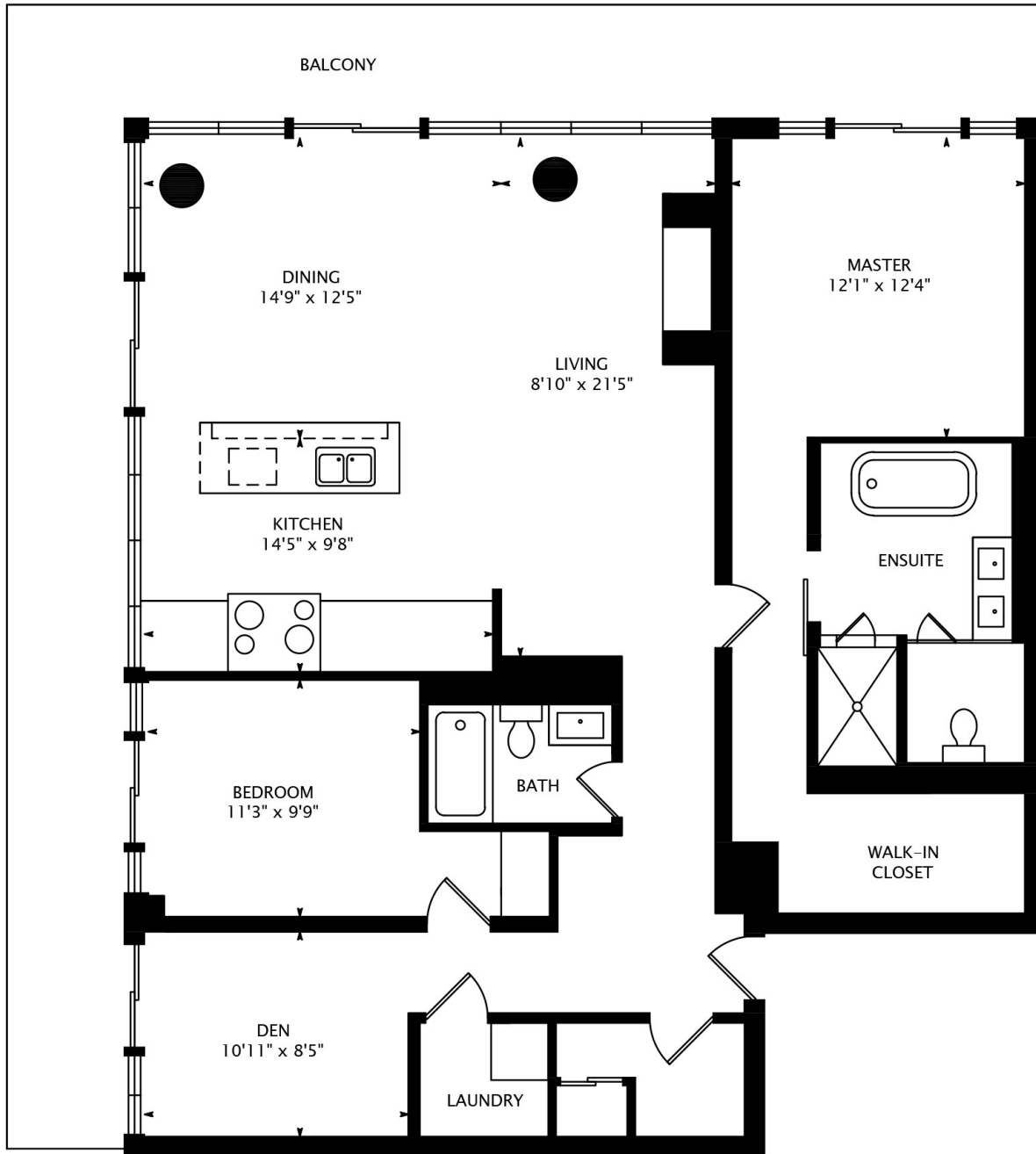
Upgraded Kitchen

Upgraded Bathrooms

Indoor / Outdoor Built-In Sound & More



A)	4402 - 33 Charles St East		
B)	Church Street Junior Public School (GR. JK-06)	83 Alexander St	(416) 393-1250
C)	Jesse Ketchum Junior and Senior Public School (GR. JK-08)	61 Davenport Rd	(416) 393-1530
D)	Jarvis Collegiate Institute (GR. 09-12)	495 Jarvis St	(416) 393-0140
E)	Blyth Academy Yorkville (GR. 09-12)	85 St Nicholas St	(647) 347-0958



1450 SQUARE FEET
+ 436 SQUARE FEET BALCONY

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