



437 Roncesvalles #427

Trendy Roncy Neighbourhood!



Check out the YouTube video at www.LovelyTorontoCondos.com

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Guiding you home



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#427-437 Roncesvalles, Toronto

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Sought After High Park Lofts!

Live in a **pet/eco-friendly building** in the uber popular & thriving High Park / Roncesvalles Village neighbourhood!

Beautiful 1 bedroom, 1 bath loft boasts a spacious and unique open concept layout with dramatic 13' ceilings, a toasty gas fireplace and 2 balconies! A dream suite for entertaining and turnkey lifestyle!

Large 150 ft outdoor balcony with gas hook-up is the perfect spot for al fresco dining and drinks with friends.

Interior balcony, currently being used as office space, overlooks the Atrium.

Ownership of 1 underground premium parking space and 1 locker close to elevators and exit. Bonus of 2 bike racks installed in the parking space!

Toronto's 1st Geothermal building! What does this mean? Geothermal Energy is heat derived from the earth. It is the thermal energy contained in the rock and fluid (that fills the fractures and pores within the rock) in the earth's crust. It is an environmentally friendly way to offset soaring heating costs.

Commuters dream! Well served by TTC including short walk to Dundas West subway, College & King Streetcars.

Perfect for **investors, professional singles & couples!** Almost all inclusive maintenance fees allow for care free living and easy budgeting!

Suite Features Inside:

- **Upstairs foyer** to enter the suite and greet guests, leave boots and outerwear out of sight from the rest of the loft. Head down the new hardwood stairs and you'll find a **large closet** just under the stairs for easy storage!!

- Walk down into the **bright open concept living/dining room** featuring **soaring 13' ceilings**, hardwood floors, **built-in cozy gas fireplace** (a rare find for condos) and **sliding glass doors that lead out to the incredible oversized covered balcony with gas BBQ hookup.**

- **Stylish large kitchen** overlooks the main living area and boasts lots of prep space on the **large granite counters. Quality stainless steel appliances** and a mirrored backsplash.

- **Spacious master with 2 closets**, hardwood floors and a **walk-out to a private balcony overlooking the Atrium!** A quiet place to retire at the end of the day.

- **Upgraded 4 piece bath with slate floors, granite counters**, a vessel sink, and ceramic tiled floors. **Built-in washer and dryer under the vanity is convenient to have right off the master.**

The Building ~ High Park Lofts!

The High Park Lofts building is **truly distinctive** and is known as **Toronto's first geothermal building.**

Constructed in a grand **'town hall style'**, it features a tower with 3 backlit, **antique-style clocks** and a **spectacular climate controlled atrium garden** providing a 'cathedral like' ambiance with its **60 foot ceilings**, gracefully **arched beams** and incorporating the **gothic stained glass windows** of the **original St. Jude's Parish Hall.**

After being greeted at the grand arch entry by the concierge, residents and visitors enter a **lushly landscaped gardens and marble foyer.** It retains a unique European flair with the inner balconies.

Another **environmental aspect** is the **rooftop design and planters.** Such **'green roofs'** contribute significantly to the **quality of the atmosphere** as well as modifying **urban heat waves.**

Included in maintenance fee is the centrally supplied ground source heat and air conditioning with in suite unit control.

High Park Lofts features energy-efficient (and environmentally-friendly) geothermal and **solar powered systems** to help **keep costs down** and **provide for a more "Green" environment.**

Safe & secure building with 24 hour concierge, party/meeting room on 7th floor, recreation room, **rooftop deck & garden, visitor parking**, security system, barbeques allowed.

Upgrades & Improvements!

- ~ Hardwood stairs & floors
- ~ Flooring on exterior balcony
- ~ Installation of 2 bike racks - Located in premium parking spot.

Bedrooms: 1 Baths: 1 (1 x 4 piece) Possession: 30-45 Days/TBA Size: 725 + 150 (balconies) = 875

Parking: Ownership 1 underground parking spot #A15. The parking spot is located on the top level of the parking garage close to the elevators and exit. The seller is currently renting a second parking spot for \$100.00/month. 2 bike racks installed in the parking space

Locker: Ownership of 1 locker #A89 - Premium space (closest locker to entrance and elevator)

2015 Approximate Annual Expenses: Taxes: \$2400.00 Hydro: \$950.00 Insurance: \$450.00 Maintenance Fees: \$562.51/month Includes: Water, heat, central air conditioning, parking, common elements, building insurance

Include:Stainless steel: Fridge, stove, b-in microwave & dishwasher; washer/dryer, living room blinds & bedroom roller blinds, electric light fixtures

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Trendy Roney Neighbourhood!

As they say "location location location"! **437 Roncesvalles Avenue** in a prime spot in the centre of the neighbourhood south of Bloor Street West and just west of Sorauren Avenue! The proximity of being right on Roncesvalles helps you to access all of the amazing area amenities!

The vibrant neighbourhood of Roncesvalles Village is a mix of old world style and modern gentrification. Family-friendly and **blessed with excellent transportation** routes plus a varied commercial shopping district, this area also boasts parkland & recreational opportunities within walking distance.

Enjoy the **tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds of the residents** that enchant and delight all those who live here!

Roncesvalles Avenue underwent years of construction to establish a show piece **pedestrian/eco friendly boulevard** a **pioneering example for Toronto** for safe TTC access and a thriving green space on a main city street. There is an **active residence association** working hard with the City to continually enhance the community.

Shopping a plenty! Variety of **chic restaurants and gourmet stores** rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.

Stroll to such neighbourhood mainstays as Mitzi's Cafe, Qi Natural Foods, Scooter Girl, Dresser's, Pollocks Home Hardware, as well as Cherry Bomb, Rowe Farm, Revue Theatre, Phil's ice cream, The Chocolateria, Mabel's, Hugh's Room and Sobeys (conveniently open till midnight!) and much more!

Sorauren Park has an amazing Monday's **farmer's market**, and enjoy the highly touted restaurants like Hopgoods Foodliner, Barque Smokehouse, Pizza Defina, Ace Restaurant & The Westerley! There are plenty of cool restaurants & shops on Queen West like Local Kitchen & Geraldine's within walking distance as well.

Easy access to **large scale stores near Dundas/Bloor** including Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from the refurbished massive **St. Joseph's Hospital.**

Attention families and dog owners! The entrance to the **young children's' playground** on the south west corner of Sorauren & Wabash is just a couple of blocks away! **Sorauren Park is the neighbourhood gathering spot for kids play, tennis, soccer league, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & new Town Square.**

Fans of the great outdoors will appreciate being able to walk to **High Park/Grenadier Pond & the 399 acres of public parkland** including an outdoor theatre, playgrounds, local zoo picnic grounds, lengthy off-leash areas, flower gardens a historic museum, and plenty of sports options. Easy access to Lake Ontario to cycle, blade, run or walk along **The Martin Goodman Trail.**

Desirable neighbourhood schools attracts many families with school age children – Garden Avenue Jr PS, Fern Avenue Jr & Sr PS, St. Vincent de Paul Catholic School, Parkdale Collegiate, High Park Alternative Jr., High Park Gardens Montessori School to name a few.

Go Green! Get downtown in minutes – easy access to Dundas West/ TTC Subway on the Bloor-Danforth line. 20 minute walk to **GO train station and airport UP Express.** Streetcars on Roney via Queen, King or Dundas take you straight downtown.

Get in and out of the city in minutes with **easy access to Lakeshore Boulevard West and the Gardiner.**

