

# 437 Roncesvalles Avenue, Suite 438

## Condo Details

### **UPPER FLOOR LEVEL**

#### ***Foyer***

An expansive foyer that allows entry into the suite from the upper floor level, featuring custom built-in California Closets and additional double closet storage space. The impressive glass railing surrounding the mezzanine showcases the dining room below and the enormous wall of south east facing windows.



#### ***Den 10'6" x 6'6"***

This open concept den makes the perfect reading nook or home office space overlooking Ritchie Street with an abundance of sunlight.

#### ***Second Bedroom 7'9" x 15'10"***

Private and well separated from the master bedroom, this bedroom has two walls of windows overlooking Ritchie Street and a full bathroom directly adjacent to the bedroom.

#### ***Upper Floor Bathroom***

A full three-piece bathroom that functions well for guests or as a convenient bathroom right next to the second bedroom.

#### ***Master Bedroom 16'11" x 13'4"***

South east facing exposure onto Ritchie Street featuring a generous walk-in closet with custom built-in California Closets and an additional closet for further storage.



#### ***Master Ensuite***

Just renovated (2020) five-piece bathroom with in-floor heated tiles, LED mirror with sensor on/off switch, Toto toilet, Mirolin bathtub, floating double vanity and black accent features.

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### **MAIN FLOOR LEVEL**

#### ***Dining Room 9'0" x 10'10"***

Dramatic 21 foot ceiling heights with a wall of industrial loft-style windows, including two chandeliers above this grand dining space. Great for hosting large dinner parties!

#### ***Kitchen 17'2" x 10'11"***

Recently upgraded (2020) HanStone Quartz Strato countertops and backsplash with oversized single sink basin and black accent American Standard faucet. Ample high-gloss cabinetry with deep storage space, surrounding a kitchen island with additional storage and a breakfast bar. The kitchen appliances include: KitchenAid fridge, KitchenAid gas range, KitchenAid dishwasher, GE Profile convection oven and microwave, Miele washing machine, and Miele dryer. A convenient pantry area is also located within the kitchen in a closet under the staircase.



#### ***Living Room 22'0" x 24'3"***

Warm and spacious, this living room is large enough to fit a grand piano, and features a fully functional gas fireplace and access to the outdoor balcony.

#### ***Lower Floor Bathroom***

Recently updated (2020) with a floating vanity, Toto toilet, glass shower enclosure and large scale tiles (24" x 48").

#### ***Third Bedroom 15'8" x 13'10"***

A flexible bedroom, office or play space with double doors to the living room and an access point to the atrium balcony, which also includes a double closet with built-in custom California Closet storage solutions.

#### ***Atrium Balcony***

A one-of-a-kind condo space, reminiscent of European apartment courtyards, that provides tropical plant views amidst neighbouring balconies. This balcony is comfortably air temperature controlled year round with a greenhouse-style glass roof, to create a unique space that feels like the outdoors while being fully indoors. Perfectly suited to a home office, reading nook, artist's studio, meditation space, year-round indoor garden area, and countless other uses.

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### **Ritchie Street Outdoor Balcony**

Passing through the living room patio doors leads to a triangular shaped balcony with a gas barbecue hook-up for an outdoor space facing onto Ritchie Street.

### **Privately Owned Rooftop Terrace**

A rare, deeded, private rooftop terrace space with a raised garden bed for planting an array of options: decorative plants, herbs and vegetables, and more. Facing westward, the terrace looks onto Roncesvalles Avenue and enjoys incredible sunset views. Additionally, there are private water, electrical and gas hook-ups for watering the garden and connecting a barbecue.

### **Other Notable Features:**

Customer roller blinds throughout entire condo, along with high quality engineered hardwood flooring on both levels. The parking and locker are both located right beside the P1 elevator doors.

### **Chattels Included:**

All electrical light fixtures, all built-in custom closets, all appliances, and flat screen wall-mounted TV in master bedroom.

\*\*\*Speak with listing agent regarding available art for sale from local artist, as well as the grand piano and some available furniture pieces, if interested\*\*\*

