



38 Howard Park Ave 424
Toronto Ontario M6R 0A7
Toronto W01 Roncesvalles Toronto

List: \$1,259,000 For: Sale

SPIS: N**Taxes:** \$5,105.17/2025**DOM:** 2

Condo Apt
Corp#: TSCC / 2604
Unit#: 24

Apartment
#Shares%:
Locker#: 181
Locker Lev Unit: 1x3xMain, 1x4xMain
P2
Locker Unit#: Leve
Level: 4

Rms: 6 + 1
Bedrooms: 2 + 1
Washrooms: 2

Zoning:
Prop Mgmt: FirstService Residential 416-531-4958
Dir/Cross St: Howard Park & Roncesvalles
Directions: To the east of Roncesvalles on the north side of Howard Park

MLS#: W12406388**Possession Remarks:** Flexible
Status Cert: Y**Bldg Name:** Howard Park Residences**PIN#:** 766040445

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Heat Pump / Gas
Apx Age: 6-10
Year Built: 2017
Yr Built Source: MPAC
Apx Sqft: 1000-1199
Lot Size Source: MPAC
Sqft Source:
1128 sq.ft. as per MPAC Residential Floor Area Report
Exposure: Nw
Assessment: 2024
Spec Desig: Unknown
Survey Type: None
Phys Hdp-Eqp:

Pets Perm: Restrict
Locker: Owned
Maint: \$1,070.86
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift:
Under Contract: Other
HST Applicable to Not Subject to HST
Sale Price:
Taxes Incl:
Heat Incl:
Cable TV Incl:
Bldg Ins Incl: Y
Com Elem Incl: Y
Cert Level:
Energy Cert:
GreenPIS:

Water Incl: Y
Hydro Incl:
CAC Incl:
Prkg Incl: Y

Balcony: Open
Ens Lndry: Y
Lndy Lev:
Exterior: Brick / Metal/Side
Gar/Gar Spcs: Underground / 1
Park/Drive:
Drive:
Park Type: Owned
Park/Drv Spcs: 1
Tot Prk Spcs: 1
Pk Spot#: P2 #131
Park \$/Mo:
Prk Lvl/Unit: Level B #131
Bldg Amen:
Bbqs Allowed, Bike Storage, Gym, Media Room, Party/Meeting Room, Visitor Parking
Prop Feat:
Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School
Interior Feat: Storage

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	18.11	x 7.61	Hardwood Floor
2	Kitchen	Main	15.55	x 8.2	Hardwood Floor
3	Living	Main	10.89	x 12.76	Hardwood Floor
4	Dining	Main	6.89	x 16.57	Hardwood Floor
5	Den	Main	5.15	x 4.13	Hardwood Floor
6	Br	Main	9.51	x 9.32	Hardwood Floor
7	2nd Br	Main	8.46	x 7.84	Hardwood Floor
8	Bathroom	Main	4.82	x 7.91	Tile Floor
9	Bathroom	Main	4.79	x 9.32	Tile Floor

Client Remks:
Open the suite door of this 2+1 bedroom in vibrant Roncesvalles that expands out to 1128 sq.ft. of real breathing and living space. In the entry, two sets of connected double doors reveal a wildly impressive storage closet with built-in shelves, drawers, hanging systems & pull-out options. The chef's kitchen is exceptional in size, with counter space galore & one enormous stainless steel undermount sink & gooseneck pull-down faucet for even the biggest cleanups. Upgraded (2024) Electrolux induction cooktop (no more indoor air pollution from gas). The expansive Caesarstone-topped kitchen island stretches on for wide-scale cooking & party hosting, with an abundance of bar stool seating space, soft-close drawers, cupboards, a built-in microwave & power outlets. A handy coffee & wine bar with built-in bottle storage creates a convenient drink station beside the kitchen & dining areas. A unique full kitchen in a condo, leading into the open concept living area & den with a span of northwest-facing windows that bring in glowing afternoon sun through the maple & oak foliage outside. Facing onto the tree-top backyards of Ritchie Street, and away from the neighbourhood sounds of Howard Park Avenue, the living room is a quiet space to enjoy day & night. Within the room the dining area is capable of hosting up to 10 people. Down the hall leads to a second bedroom with a sliding barn-style solid door, closet, and operable window. Next is the main 4-piece bathroom with upgraded polished tiling. The principal bedroom caps off the suite, featuring a walk-in closet with custom shelving and drawers, operable window, and a spacious 3-piece ensuite bathroom with undermount sink & discrete medicine cabinet storage. A quiet balcony provides an outdoor oasis soaked in sun in the afternoon and night breezes after dark, with a gas hookup. Unparalleled space for a life near 300+ acre High Park, the indie shops & restaurants of Roncesvalles, and the waterfront a walk or bike ride away!

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Inclusions:
Incredible transit in the nexus of the Toronto straphanging universe with College/Carlton, Dundas and King Streetcars a one-minute walk away, plus Dundas West subway station, UP Express to downtown/Pearson and GO Trains on the Kitchener line within a 10-minute walk north. Includes roller blinds on all windows, all light fixtures, wine bottle storage system in kitchen cupboard, all built-in storage systems in entry closets & principal bedroom closet, Samsung full-sized fridge & freezer, Panasonic built-in microwave, GE Monogram oven, Electrolux induction cooktop, Bosch cooktop fan, full-sized Electrolux stacked washer & dryer units, patio tiles on balcony. Also includes P2 level locker & owned parking space, and a ground level owned bike parking rack (Level 1 #81). The building includes practical amenities, spread across the ground floor of both 36/38 Howard Park: yoga room, party room with kitchen & outdoor seating/BBQ area, party lounge, media room and gym. Balcony BBQs allowed.

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Listing Contracted With: <u>REAL ESTATE HOMEWARD</u> 416-698-2090
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