

383 SORAUREN AVE #417

1 BED + DEN + 2 BATH

860 SQUARE FEET

ONE PARKING SPOT

MODERN DESIGN

Listed by
Brendan Powell & Melanie Piché, Brokers



GetWhatYouWant.ca



URBAN DESIGN MEETS GREEN SPACE IN RONCY

Calling all who love modern design and the great outdoors. This one bedroom + large den unit gives you sleek urban style, two full bathrooms and CN Tower views in one of the most sought-after communities in the city.

The suite features remarkable interior designs by Johnson Chou, including a kitchen with stellar finishes like integrated appliances, stainless steel, Corian and wood, working together to create a look you won't find in "cookie-cutter" buildings. With a tiled frameless glass shower and fab fixtures, the bathrooms don't disappoint either. The building features a daytime concierge, fitness room, guest suite, bike storage, barbecues and an outdoor lounge + a car share program.

Step outside your door and you're close to your community park, High Park, TTC and everything that Roncy and emerging DuWest have to offer.

OUR TOP FIVE MUST LOVE LIST

1. A large den could easily be converted to a second bedroom, office or nursery (plus two full bathrooms for easy family life).
2. Clear view of downtown from balcony, CN Tower view in distance.
3. Green space galore with Sorauren Park on your doorstep with dog run, tennis and baseball, the awesome farmers market year-round and High Park a short bike or stroll away.
4. Roncesvalles. Nuff said. With so few condos available here this is your chance to get the hood without the responsibility of home ownership. Everything from incredible restaurants to services to street festivals, all two blocks away.
5. Save the car for the weekend. Dundas streetcar is practically outside your door, you can walk to the subway and the UP Station to Pearson is super close.

383SoraurenAve-417.com

RONCESVALLES

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



21
PARKS < 2 KM
GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 1 KM

CAR SHARE



FIDO FACTOR

4 < 1 KM

GROCERY STORE



40+

CAFÉS < 1 KM



JAVA JOLT

2

STARBUCKS < 1 KM



MAKING THE GRADE

HOWARD JR. & SR. PUBLIC SCHOOL
FERN AVENUE JR. & SR. PUBLIC SCHOOL
PARKDALE COLLEGIATE INSTITUTE
BLOOD COLLEGIATE INSTITUTE
ST. VINCENT DE PAUL CATHOLIC ELEMENTARY SCHOOL



70+



RESTAURANTS & PUBS > 1 KM

WHAT'S ON THE MENU

the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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