

# 36 HOWARD PARK AVE SUITE 805

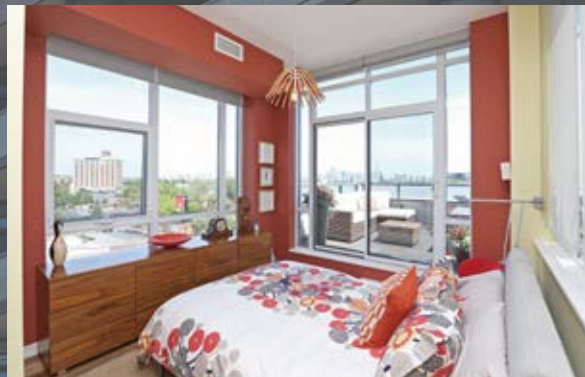
1 PARKING + 2 LOCKER + BIKE

1,346 SQUARE FEET

CONDO

2+1 BED, 2 BATH

Listed by  
*Brendan Powell & Melanie Piche, Brokers*





# 36 HOWARD PARK AVE SUITE 805

## GREAT VIEWS - GORGEOUS UPGRADES - GREEN LIVING IN RONCY.

If you're looking for cookie cutter, this isn't your condo. Everything, from the layout to the views to the multiple terraces to the building itself, sets this one apart from the rest.

The open concept kitchen with upgraded backsplash and redesigned lighting makes you want to hang around the breakfast bar, just because. The master has its own big terrace, walk-in closet and ensuite bath making it the seldom seen oasis you crave. Plus the second bedroom has a semi-ensuite.

The "Den" in this unit actually serves as a formal dining room area, perfect for entertainers. And before you ask, an office area has been carved out of the original floor plan. This unexpected, useful space might have been called a den itself in smaller floor plans, but we think of it as a serious bonus.

The unit comes with one owned parking spot, two lockers and bike storage. Plus the stand-out building design, with green roof and tiered terraces make this property one you won't see again for a long time.

### What are the 5 best things about this home?

1. Iconic view of the CN tower from your bed - one that isn't likely to ever change.
2. Great neighbours in a building with its own community
3. Not one, but two spacious terraces with panoramic city views. Bonus: gas hookup for your BBQ.
4. A layout that scores a perfect '10'.
5. Walk to everything: shopping, the lake, TTC, breweries, High Park and more.

[36HowardParkAve-805.com](http://36HowardParkAve-805.com)

# RONCESVALLES

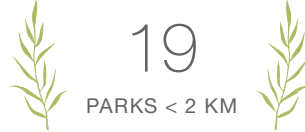
## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE



19  
PARKS < 2 KM  
GREEN SCENE



RAIL LINES < 1 KM

COMMUTE



BUS LINES < 1 KM



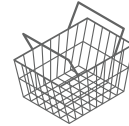
10  
LOCATIONS < 1 KM  
CAR SHARE



FIDO FACTOR

4 < 1 KM

GROCERY STORE



30

CAFÉS < 1 KM



JAVA JOLT

1

STARBUCKS < 1 KM



MAKING THE GRADE

HOWARD JR PS  
FERN AVENUE JR & SR PS  
PARKDALE CI  
BLOOR CI



60+



RESTAURANTS & PUBS < 1 KM  
WHAT'S ON THE MENU

the  
**BREL**team | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises [brendan@getwhatyouwant.ca](mailto:brendan@getwhatyouwant.ca) & [melanie@getwhatyouwant.ca](mailto:melanie@getwhatyouwant.ca)

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