



1830 BLOOR ST W, TH 109

1830BloorStW-TH109.com



The Best of Both Worlds

3 BEDROOMS
3 BATHROOMS



YOUR SLICE OF HEAVEN IN HIGH PARK!

Think beyond the traditional condo lifestyle. You deserve the next level of condo luxury: your very own house, but with all the special conveniences of condo living. You deserve a townhome in the High Park Residences, with private street access and a promise of easy living. This stylish and modern townhouse, is a rare offering in a highly regarded condo building known for its beautiful spaces, exceptionally high-end amenities, and a strong community feel, both within the building walls and beyond. Move into this community of respectful and courteous neighbours who all know each other by name. A real community feel as well as the added safety of knowing your neighbours.

With only 12 townhouses, it's no wonder these homes get snapped up so fast. Let's not forget about the location, it truly doesn't get much better. All you have to do is cross the street and High Park welcomes you.

WELCOME TO THE GOOD LIFE

With 3 bedrooms, 3 bathrooms and 1,322 square feet of living spread across two sun-filled floors, this modern luxury townhome was built with the good life in mind. From the moment you step inside, you will be impressed with the functional layout and beautiful sunlight which fills the space! West facing, this warm and inviting space is absolutely flooded with daylight.

An incredibly spacious open concept main floor with a very modern, trendy design element: A glass wall! Yes, a wall that creates the 3rd bedroom, perfect for a home office, or den, whichever you prefer. This modern design element adds to the flow and openness of the main space, while creating a bright yet private separate room.

NEVER A DULL MOMENT

Located in the heart of High Park with private street access, there is always something to do in this neighbourhood. Hike the park, check out the outdoor pool or walk the dog in the best dog park in the city. Did we mention the pet spa? The High Park Residence is extremely pet friendly with no restrictions, a very rare offering in Toronto.

Prefer to stay indoors? The amenities on offer here will keep you moving and living your best life. Enjoy a sunny break, gardening on the rooftop community gardens, with an indoor harvest and prep area. Dazzle your friends and family by hosting a stunning rooftop BBQ party with unrivalled views of High Park. Book a weekend screening of your favorite film with your nearest and dearest in the impressive party/media room.

LOCATION LOCATION!

Just steps to High Park — the neighbourhood also features easy access to all major highways and etc routes. An easy walk to many amazing shopping and dining strips, such as Bloor West Village, Roncy and The Junction. The best of the city is at your fingertips, with gourmet grocery stores, excellent coffee, quaint boutiques, delicious restaurants and the most outdoor options in the city.

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THE DETAILS

Possession Date: March 21, 2022

Property Taxes: \$5,211.94 / 2021

Maintenance Fee: \$1,001.00 (includes water, heat, building insurance, common elements, parking, CAC)

Size: 1,322 square feet

Neighbourhood: High Park

Year Built: 2015

Type: Condo Townhouse

Style: Townhouse

Parking: 1 underground space

Storage: 1 locker



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