

## 1638 Bloor Street West | Suite 412

Area	862 Sq Ft*	Heating	Heat Pump
Bedrooms	1 + Den	Cooling	Central Air
Bathrooms	1 x 4 Piece	Maintenance	\$964.11/Month*
Possession	30-60 Days TBA	Taxes	\$3,340.41 (2024)*
Year Built	2013	Parking	Level C, Unit 3 (spot #52)
Exposure	North	Locker	Level 4, Unit 16
Balcony	Open	Bicycle Locker	Level D, Unit 41
Laundry	In-Suite	Reserve Fund	\$2,601,288.91
Walk Score	96	Bike Score	89
Transit Score	97		

[Status certificate available upon request](#)

Welcome to “The Address at High Park” – a unique and expansive 1-bedroom + den suite boasting 862 sq ft\* of thoughtfully designed space.

The open-concept living area is a true showstopper with an impressive 16' span with floor-to-ceiling windows and north-facing, treed views. Step through the sliding glass doors to your 80 sq ft balcony and enjoy the ultimate indoor-outdoor flow. The kitchen features full-sized stainless steel appliances, and a large stone-topped island with ample storage. The dining space easily accommodates a table for six, while the living area has a media nook and direct access to the balcony—an entertainer’s delight.

The primary bedroom is a haven of charm and character, offering a cozy yet spacious retreat. A stunning frosted glass floor-to-ceiling window, two transom cutouts, and imported 9' double doors from Egypt lend a unique touch of elegance. A large walk-in closet with built-ins ensures ample storage, while the room’s generous proportions provide space for additional furniture or a sitting area.

The versatile den adds exceptional value, functioning as a guest suite with a built-in Murphy bed, or a home office. Storage abounds, with a walk-in hall closet, a coat closet, and the rare convenience of an owned storage locker just steps from your door. To top it off, this unit includes in-suite laundry, one parking spot and a separate bike locker.

Nestled in a quiet, well-maintained building, #412 offers the best of Toronto living. Just a short stroll to the lush trails of High Park and 400 acres of green space, the vibrant energy of Roncesvalles, the Junction and Bloordale, you’ll be surrounded by some of the city’s finest bakeries, cafes, restaurants, and shops. Convenience is at your doorstep with nearby grocers, LCBO, Shoppers Drug Mart, and more. Commuters will love the unbeatable access to transit – steps from the subway, streetcars, GO Train, and UP Express – as well as easy connections to the Lakeshore and Gardiner.

Set in a friendly, community-oriented neighbourhood with excellent schools like Humberstone CI, this suite is a true masterpiece blending location, design, and lifestyle.

## SUITE DETAILS

- 9' ceiling height throughout
- Plank flooring in all living areas and bedrooms
- ~16' x 18' expansive open plan living area with floor-to-ceiling windows and sliding door walkout to 80 sq ft balcony
- Foyer with coat closet and walk-in storage closet
- Sleek and modern kitchen design with separate island with stone counters, and stainless steel Whirlpool appliances: stove, vented microwave, fridge and dishwasher
- Large den with built-in cabinets, shelving and Murphy bed, perfect for house guests or home office
- Primary bedroom with walk-in closet, large floor-to-ceiling frosted glass window and beautiful custom ~9' double doors imported from Egypt
- Four piece bathroom with large vanity with storage and deep tub
- In-suite laundry closet
- 1 parking spot, 1 bike locker; and a separate storage locker located on the same floor as the unit!

INCLUSIONS | Whirlpool appliances: fridge, stove, dishwasher, vented microwave, washer dryer; electrical light fixtures; curtain and rod in the den.

EXCLUSIONS | Entryway mirror, living room mirror, wall-mounted television and bracket.

## MAINTENANCE FEE INCLUDES\*:

- Parking
- Locker | *on the same floor as the unit!*
- Separate bicycle Locker
- Heat
- Water
- Common Elements
- Building Insurance

## BUILDING AMENITIES

- Visitor Parking
- Guest Suite
- Gym
- Party Room
- Media/Theatre Room
- Common Garden
- Outdoor BBQ Area
- Dog Wash Station
- Concierge

APPROXIMATE MONTHLY HYDRO COST:

~\$87 / month

## PROPERTY MANAGEMENT CONTACT

Meritus Group Management Inc. | Direct: Austin Snow (905) 275-9575 ext 344 / 416-533-1638  
Email: austin.snow@themeritusgroup.ca

## SCHOOLS

Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)

*\*Buyer to verify maintenance fees and taxes. Floor plans indicate 862 sq ft; 850 sq ft as per Builder's Plan found online*

*Listing Representatives*



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RANKED **TOP 1%**  
REAL ESTATE BROKERAGE  
IN TORONTO<sup>†</sup>

<sup>†</sup>Based on 2023 TRREB MLS units sold. This feature sheet is for informational purposes only and provides general guidance about the property. Although information provided is deemed to be accurate, buyers and their representatives are responsible for verifying all information. Please note information may contain errors, omissions or be subject to change without prior notice.