

## 383 Sorauren Avenue | Suite 614

### Key Details

|              |                |             |                        |
|--------------|----------------|-------------|------------------------|
| Area         | 805 Sq Ft      | Heating     | Forced Air, Gas        |
| Bedrooms     | 2              | Cooling     | Central Air            |
| Bathrooms    | 2 Full         | Maintenance | \$688.02/Month         |
| Possession   | 60 Days        | Taxes       | \$3,664.86 (2025)      |
| Year Built   | 2016           | Parking     | 1 - Level B, Unit 18   |
| Exposure     | East           | Locker      | 1 - Level A, Unit 63   |
| Laundry      | In-Suite       | Pets        | Yes, with restrictions |
| Walk Score   | 92             | Balcony     | Open                   |
| Reserve Fund | \$2,181,716.78 |             |                        |

Welcome to this exceptional 2 bed, 2 bath suite at 383 Sorauren Ave, a boutique style condo in one of Toronto's most sought after west-end communities. With over 800 sq.ft. of thoughtfully designed living space, this unit features floor-to-ceiling windows, exposed 9' concrete ceilings and a bright, open layout with unobstructed east-facing views of the CN Tower. The modern kitchen includes a dining extension with a table, while the primary bedroom boasts an ensuite and closet with custom built-ins. Enjoy a large, peaceful balcony that's perfect for soaking in the morning light. One parking spot and one locker are included.

The building offers a host of impressive amenities designed for comfort and convenience. Residents enjoy a well equipped gym, stylish party room, guest suites, community BBQ area and outdoor patio. With bicycle storage, visitor parking and 24-hour concierge service, this family and pet-friendly building truly has it all.

Life in Roncesvalles Village is full of local charm. A day in the life of a Roncey resident begins at Reunion Coffee Roasters, followed by a visit to Arbequina, a beloved neighbourhood gem known for some of the city's finest dishes. Around the corner, Alimentari, the popular Italian grocery store is always buzzing with activity, while Tutto Panino the new Italian sandwich shop on Sorauren from Toronto musician, Charlotte Day Wilson, has quickly become a local favourite. Bandit Brewery offers a cozy spot to unwind with friends and sample some of the city's best brews. All of these delicious stops are just a 5-10 minute walk away from your doorstep. During the warmer months, Sorauren Park comes alive with the Sorauren Farmers' Market, one of the area's biggest community events, featuring local food, live music and outdoor movie nights. The list of amenities continues with a pizza oven, playground, epic splash pad, dog park, baseball field, tennis courts and the upcoming Wabash Community Rec Centre. In winter, the market moves indoors to Henderson Brewery,

keeping the neighbourhood spirit alive year round. High Park, the lakefront, TTC, and UP Express are just steps away, you get the perfect balance of urban convenience and small-town charm.

## SUITE DETAILS

- Foyer with coat closet, pot lights and laundry closet with stacked Blomberg washer and dryer
- Living and dining room combined with sliding door walk out to balcony, large floor to ceiling window, exposed concrete ceiling and centre light fixture
- Open concept kitchen with centre island/breakfast bar, pendant lighting, track lighting, exposed concrete ceiling, stainless steel sink and stainless steel appliances: Ikea panelled fridge, Whirlpool dishwasher, Porter Charles cooktop and built in oven
- Primary bedroom with large floor to ceiling window, centre light fixture, exposed concrete ceiling, custom built-ins and three piece ensuite with vanity, medicine cabinet, toilet, pot lights, tile floor and large walk in shower with tile wall surround and glass door
- Second bedroom with large floor to ceiling window, exposed concrete ceiling, double closet and separate closet
- Four piece bathroom with vanity, vanity light, medicine cabinet, tile floor, toilet and bathtub with tile wall surround, standup and handheld shower head and pot lights
- Ceiling height 9'

## AREA FEATURES

- Right next to Sorauren Park, with seasonal farmers' market, live music, outdoor movie nights, playground, splash pad, dog park, baseball field, tennis courts, pizza oven and upcoming Wabash Community Rec Centre
- During the winter months, the farmers' market moves to Henderson Brewery every Monday, keeping the neighbourhood lively year-round.
- Steps from local favourites including Reunion Coffee Roasters, Arbequina, Tutto Panino, Alimentari and Bandit Brewery for coffee, casual bites, groceries and craft beers
- Close to High Park, the lakefront, TTC and UP Express for easy urban access

## MAINTENANCE FEE \$688.02/MONTH

### INCLUDES:

- Common Elements
- Building Insurance
- Parking
- Locker

## BUILDING FEATURES / AMENITIES

- Concierge
- Party Room
- Gym
- Guest Suites
- Bike storage room
- Community BBQ area
- Visitor Parking

## Inclusions

Electrical light fixtures, window coverings, stacked Blomberg washer and dryer and stainless steel appliances: Ikea fridge, Whirlpool dishwasher, Porter Charles cooktop and built in oven

## Exclusions

Patio furniture

## Management Contact

GPM Property Management Inc. 905-669-0222 (Management Office)  
Property Manager: Alberto Ribotta| [propertymanager@383sorauren.com](mailto:propertymanager@383sorauren.com)