

# Meet Handsome Howard

38 HOWARD PARK AVENUE, SUITE 417



FM

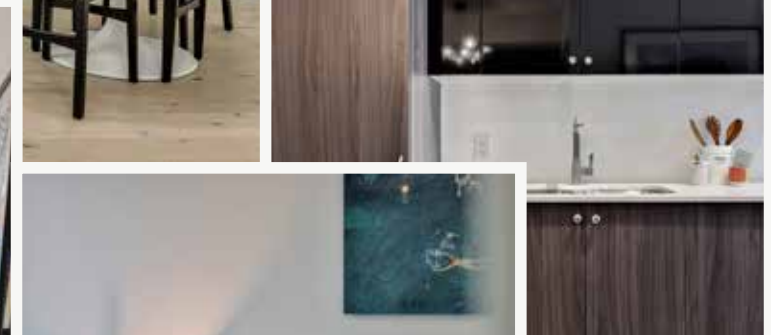


#### DETAILS

## Residing precisely where cool intersects connectivity, with a hint of the untamed outdoors.

Rugged yet sophisticated, but always at all (or hosting) the best events and soirees. Consider him an understated influencer - luminous, inviting, and always aspiring to more! Overlooking the vibrant Roncy, Howard finds tranquility and balance hiking through High Park, often accompanied by his newly-adopted canine companion. His demeanor perfectly balances intense focus and professional dedication while maintaining a refreshing degree of distance from the city's perpetual buzz. Invitations from Dundas West Streetcar and Subway are constant, as are the enticing entreaties of nearby trendy amenities & restaurants, all vying for his attention. The comforting scent of espresso lingers, mingling with a whisper of cedar wood. And his sharp jawline? It's enough to make one swoon.

Simultaneously youthful and mature, Howard, the perfect 1+1, could easily pass for a 2. Discover why moments shared with him are such a coveted rarity. This humble gentleman is set to impress: he's a breath of fresh forest air in a concrete jungle (swipe right). You're now super-connected: Walk To Dundas West Subway, Streetcar, UP Express, GO, and Roncy Village.









## ABOUT THE RESIDENCE

# The Essentials:

417-38 Howard Park Ave  
Howard Park Avenue & Dundas Street West  
One Bedroom + Den  
One Washroom  
One Parking Space  
One Storage Locker  
Eastern Exposure  
650 Interior Square Feet  
58 Exterior Square Feet  
Monthly Maintenance Fees: \$577  
Annual Property Taxes: \$2,811  
Rental: Heat Pump - \$56.50

## INCLUSIONS

Upgraded Hardwood Floors  
Upgraded Undercounter Integrated Microwave Cabinet  
Balcony Gas BBQ Hookup  
Integrated Refrigerator  
Integrated Dishwasher  
Built-In Stainless Steel Oven  
Built-In Gas Range Stove Top  
Stainless Steel Hood Range  
Clothing Washer & Dryer  
Existing Window Coverings  
Existing Light Fixtures

## EXCLUSIONS

Electrical Light Fixtures in Living Room/Dining Room and Den

## THE BUILDING

Name: Howard Park 2 Condos  
Year Built: 2019  
Storeys: 8  
Units: 96  
Developer: Triumph Developments  
Property Management: Goldview Property Management

## AMENITIES

Gym  
Media Room  
2 Indoor Party Rooms with Outdoor Spaces & BBQs  
Pet Spa  
Yoga Studio  
Visitor Parking





Your home should tell a story of who you are and be a collection of what you love.





# The Gallery:



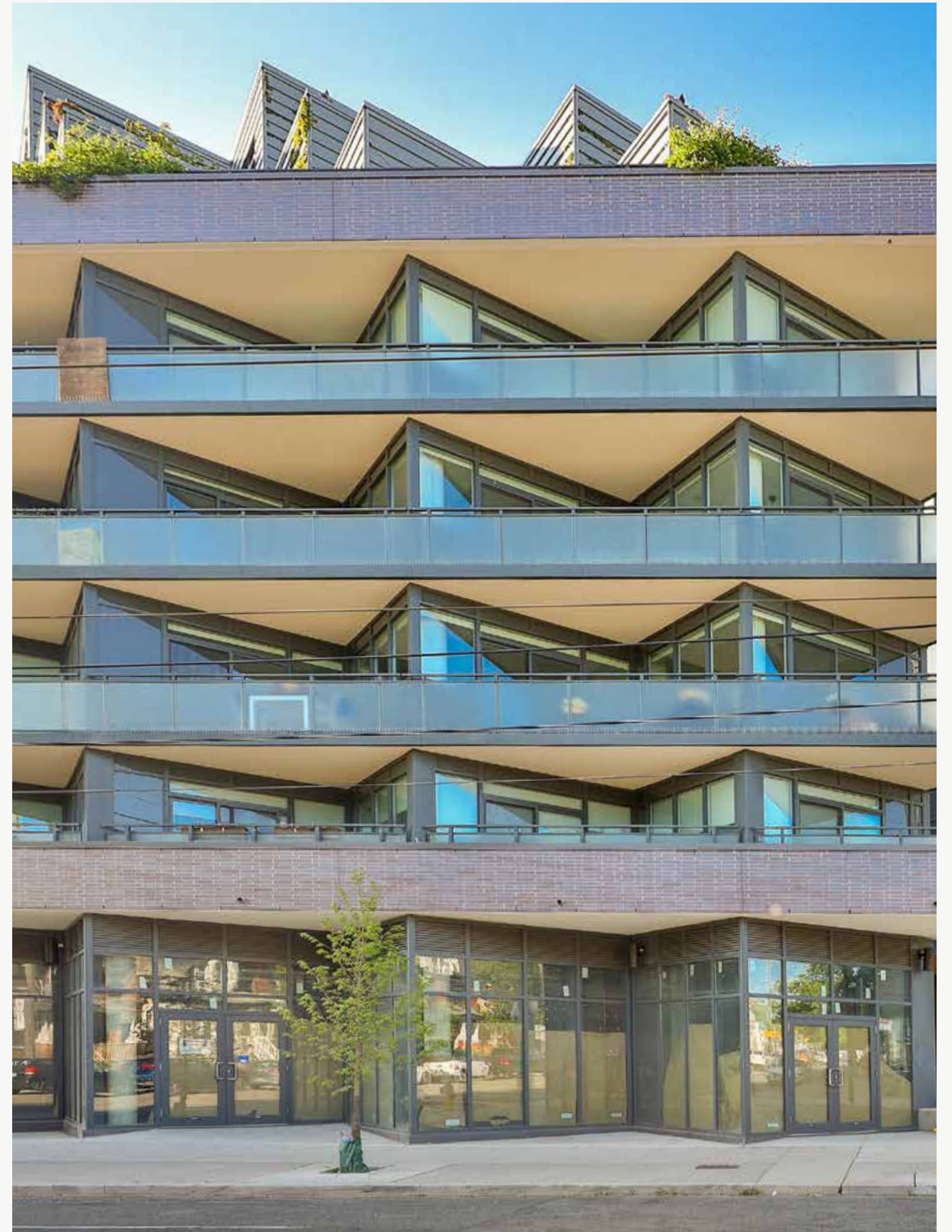






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