

\$1,688,000 - 206 Howard Park Avenue, Toronto (high Park-Swansea)

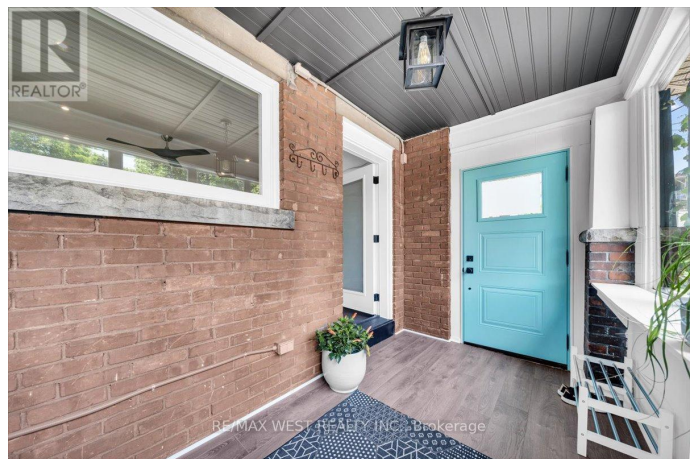
MLS® #W12436860

\$1,688,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

High Park-Swansea, Toronto (high Park-Swansea), Ontario

Welcome to 206 Howard Park Ave! As you scroll through the pictures, you will see the thoughtful modern upgrades, while preserving the warmth and soul of its early 20th century origins. Here are the top 10 reasons Howard Park is worth a visit: ****LOCATION, LOCATION, LOCATION!**** 1. A TWO MINUTE WALK TO HIGH PARK's beautiful hiking trails, zoo, large kids playgrounds, tennis courts, and restaurant. Imagine being able to walk out your front door and see the famous High Park Cherry Blossoms in just a matter of minutes! 2. BLOCKS TO RONCESVALLES VILLAGE with fabulous restaurants, cafes, shops and even the Revue Movie Theatre! 3. PUBLIC TRANSIT JUST STEPS AWAY (TTC) - There is no better place in the city; walk to Keele station in <10 minutes, and you are just steps to streetcars for College, Dundas and King Streets. ****BASEMENT APARTMENT**** 4. Self Contained unit with Private Entrance is already there with its own Laundry. 5. Previous basement income earned \$1,955 /month. 6. ****SCHOOL**** Located within the coveted catchment for Howard Jr. Public School with has both French and English streams. 7. ****LOW GAS BILLS ** HIGH ENERGY EFFICIENCY** with a NEW tankless furnace (no water tank rental required!) and most windows updated. 8. **** RENOVATIONS**** Character of the home has been maintained by highlighting



original stain glass and lead glass windows, exposed brick walls, refinished original wood stairs and beautiful original wood trim restored and painted white. TWO working wood burning fireplaces are the centre of the basement apartment and the main living area. 9. Modern day upgrades completed such as adding a primary bathroom and walk-in closet and 2nd level laundry. 10.**PRIVATE OUTSIDE OASIS ** Perfect for reading a book, hosting a BBQ with friends, or enjoy the daily visit by blue jays and cardinals to your bird feeder. View marketing videos! (id:6289)

Essential Information

Listing #	W12436860
Price	\$1,688,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	206 Howard Park Avenue
Subdivision	High Park-Swansea
City	Toronto (high Park-Swansea)
Province	Ontario
Postal Code	M6R1W1

Amenities

Amenities	Fireplace(s)
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Cooling	Wall unit

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	31.3 x 64.5 FT
Foundation	Stone, Brick

Listing Details

Listing Office RE/MAX WEST REALTY INC.



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