



60 Howard Park Ave, Toronto, ON, M6R 1V5 t. 416.873.0989 f. 647.350.2601 e. sales@howardpark.ca
w. howardpark2.ca

Howard Park 2 marks the continued success of the original Howard Park. In the heart of Roncesvalles Village, the two buildings come together at the main lobby and mirror each other in height and design. The 95 suites feature many Terraces, private balconies and lush gardens complimenting the striking charcoal brick exterior and the unique bold metal cladding. Choose from a plethora of fabulous floor plans and enjoy city and water views. LIVE WHERE DESIGN MATTERS

Building Features

- Contemporary Urban Architecture by RAW
- Urban Courtyard Designed by Award Winning Ferris & Associates
- Indoor amenity space including Party Room/Theatre Room/Yoga Studio/Gym and Pet Spa
- Pet friendly building (2 pet limit, no weight restriction).
- Bicycle Storage
- Geothermal Heating & Cooling
- Residence Concierge Service

Suite Features

- 9 Foot Ceilings in Principal Rooms (Floors 1-7)
- 10 Foot Ceilings on 8th Floor
- Custom-Designed Solid Core Suite Entry Door
- Gas Cooktop in Kitchen
- Individually Controlled Forced Air Heating and Cooling System
- All Drywall, Doors & Trim Primed and Painted in Latex Low VOC Paint
- White Smooth Ceilings Throughout
- Solid Surface Bathroom Counter with Vessel Sink on Stylish Bathroom Vanity Cabinetry
- Single Lever Deck Mounted Faucet
- Stone Countertops
- PREMIUM APPLIANCE PACKAGE
- Stacked Front Loading Washer/Dryer
- Wide Plank Laminate Flooring
- Tiled Bathroom Floors, Tub and Shower Surround

<u>Deposit Structure*</u> \$5,000 on Signing Balance to 5% in 30 days 5% in 90 days 5% in 270 days 5% at Occupancy	<u>Tentative Occupancy*</u> April 2016	<u>Parking*</u> \$33,500 <u>Locker</u> \$3,000 <u>Bike Locker</u> \$500 (*Available for Suites above 680 sq.ft.)
	<u>Maintenance Fees*</u> Parking: \$60.00/Month Locker: \$12.12/Month Bike Locker: \$2.53/Month \$0.51/sq. ft. (Hydro metered separately) Gas usage shall be sub metered and billed separately	
	Property Tax is Estimated at .75%	

*As per plan from Vendor’s Standard Samples, for a limited time only and/or as provided for in the Agreement of Purchase and Sale. Please see a Sales Representative for a full list of standard features. Prices, specifications, features and offerings are subject to change without notice. E. & O.E. January 26, 2015.

Exclusive Broker: Milborne Real Estate Inc. www.milborne.com,
Sales Manager: Carolyn A. Brown

TERRACE SUITES

Suite Type	Size	Terrace Size	Bathrooms	Level	View	Starting From	Monthly Fees
Studio	475	141	1	6	N/W	\$295,900	\$239.88
Studio	495	78	1	1	N/W	\$304,900	\$249.98
1B	716	130	1	2	S/E	\$407,900	\$361.58
2B	1164	66	2.5	7/8	N/W	\$690,900	\$587.82
3B + D	1868	691	3	7/8	W/S/E	\$1,134,900	\$939.30

*HST and 6 appliances are included in the Purchase Price

ALL TERRACE SUITES HAVE NATURAL GAS OUTLET FOR BARBEQUING

BALCONY SUITES

Type	Size	Balcony	Bathrooms	Floor	View	Starting From	Monthly Fees
Studio	413	Juliet	1	2	N/W	\$251,900	\$209.07
Studio	432	Juliet	1	4	N/W	\$271,900	\$218.16
1B	541	Juliet	1	5	N/E	\$296,900	\$273.21
1B	593	23	1	2,3,4	S	\$325,900	\$292.97
1B	697	48	1	2	N/W	\$386,900	\$351.99
1B	716	*97	1	3,4,5,6	S/E	\$381,900	\$361.58
1B + D	700	48	1	2,3	N/W	\$380,900	\$353.50
1B + D	713	42	1	4	N/W	\$393,900	\$360.07
1B + D	747	*67	1.5	2,3,4,5,6	N/W	\$397,900	\$377.24
2B	756	48	2	2	N/W	\$412,900	\$383.30
2B + D	811	27	1	3	E/W	\$442,900	\$409.56
2B + D	890	42	1	4	W	\$496,900	\$449.45
2B + D	1012	48	2	3	W	\$572,900	\$516.08
2B + D	1114	*71 (2)	2	3,4	S/E	\$620,900	\$562.57
2B + D	1160	*60	2	2,3	S/E	\$679,900	\$591.60

**HST and 6 appliances are included in the Purchase Price

***BALCONY SIZES 60 SQ.FT. AND LARGER HAVE NATURAL GAS OUTLET FOR BARBEQUING**