



CHESTNUT PARK REAL ESTATE LIMITED, Brokerage

FOR SALE

CONDO APARTMENT

MLS# E13815008

# 1852 Queen Street E 304, Toronto, ON M4L 1H1

The Beaches, Toronto · M4L 1H1

## C\$ 1,579,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 1,500 | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

SOPHISTICATED, DESIGN-DRIVEN PENTHOUSE LOFT WITH EXPANSIVE TERRACES FOR THOSE SEEKING SPACE, QUIET & CITY BALANCE! A rare penthouse loft in Toronto's Beaches, PH304 blends striking design, effortless living, and an outdoor lifestyle in one of Toronto's most connected and outdoor-oriented neighbourhoods. Set within an award-winning boutique, hard loft conversion with elevator by Streetcar Developments, this one-of-twelve residence offers nearly 1,500 sqft of light-filled interior space plus two private terraces designed for entertaining, working, relaxing, and summer nights under the stars. Recently redesigned with a refined modern aesthetic, the loft balances warmth, function, and architectural impact. Soaring 22-foot ceilings, skylights, floor-to-ceiling windows, and tilt-and-turn patio doors (north and south facing) flood the home with soft natural light throughout the day. The custom kitchen was built for serious cooking and casual gathering alike, featuring a 5-burner gas cooktop, oversized integrated sink, restaurant-grade work surfaces, and extensive open and concealed storage. Integrated millwork continues into a built-in coffee station and bar, creating a seamless backdrop for hosting. The open-concept living and dining areas center around a gas fireplace and connect directly to the north terrace, an extension of the living space, with gas BBQ. The flexible main-floor bedroom functions beautifully as a guest suite, creative studio, or dedicated work-from-home space, complete with built-ins, skylight, and private ensuite. Upstairs, the primary retreat offers a walk-in closet, spa-inspired 5-piece ensuite, a secondary workspace and direct access to a private rooftop terrace. With owned parking and storage, boutique-scale living, and the freedom of a true lock-up-and-go lifestyle, PH304 offers a rare opportunity to experience loft living just moments from the lake, boardwalk, parks, cafes and Queen East.

### FEATURES

- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

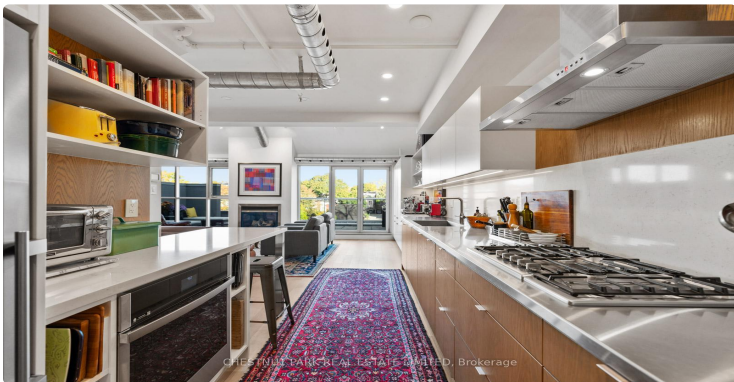
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Loft            |
| PROPERTY TYPE  | Condo Apartment |
| AREA RANGE     | 1400-1599 sqft  |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$6,334         |
| POSTAL CODE    | M4L 1H1         |
| NEIGHBOURHOOD  | The Beaches     |

## ROOM BREAKDOWN

| ROOM  | LEVEL | DIMENSIONS | FEATURES                                        |
|-------|-------|------------|-------------------------------------------------|
| Foyer | Main  | —          | Closet Organizers, Hardwood Floor, Open Concept |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                        |
|-----------------|--------|------------|-------------------------------------------------|
| Kitchen         | Main   | —          | Breakfast Bar, Custom Counter, Open Concept     |
| Living Room     | Main   | —          | Fireplace, Vaulted Ceiling(s), W/O To Terrace   |
| Dining Room     | Main   | —          | Hardwood Floor, Overlooks Living, Open Concept  |
| Bedroom         | Main   | —          | 3 Pc Ensuite, Closet, B/I Bookcase              |
| Office          | Second | —          | Vaulted Ceiling(s), Skylight, Overlooks Living  |
| Primary Bedroom | Second | —          | W/O To Terrace, 5 Pc Ensuite, Walk-In Closet(s) |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.