



530 Indian Grove, Unit 401

Area	606 s.f. + 65 s.f. balcony	Heating	Forced Air, Gas
Bedrooms	1	Cooling	Central Air
Bathrooms	1 - 4-piece	Maintenance	\$417.38/Month
Possession	30-90 Days/TBA	Taxes	\$2,413.08 (2025)
Year Built	2016	Parking	None
Exposure	South	Locker	None
Laundry	In-Suite	Pets	Permitted
Walk Score	97	Balcony	Open
Bike Score	95	Reserve Fund	\$946,802.33

Status certificate available upon request

Welcome to 530 Indian Grove, Unit 401

Welcome to The Duke in the heart of the Junction, a boutique, community focused building known for its quality construction, thoughtful sustainable design, and strong reputation in the neighbourhood. This bright 606 sq ft one bedroom suite features 9' ceilings, floor to ceiling windows, and a sunny south exposure that fills the space with natural light. Step outside to a private south facing balcony, a peaceful retreat overlooking greenery where you can enjoy quiet mornings and beautiful summer sunsets away from the bustle of Dundas St W.

Upon entry, a foyer with coat closet creates a natural separation before entering the open concept living area, finished with engineered hardwood floors. The modern Scavolini kitchen features stone countertops, paneled appliances including a refrigerator and dishwasher, a stainless steel wall oven, electric cooktop with exhaust fan, and microwave, along with ample storage for everyday living. The bedroom comfortably fits a queen sized bed and includes a double closet, while the 4 piece bathroom offers a soaker tub, porcelain tile flooring, stone countertop vanity, and medicine cabinet. In suite laundry with front loading washer and dryer adds everyday convenience.

Residents of The Duke enjoy a well established building of just 7 storeys, with amenities including a gym, BBQ area and party room. Located in the prime Junction neighbourhood, you will have everyday conveniences at your doorstep with a 97 Walk Score and 95 Bike Score. Walk to cafés, restaurants, and the Junction Farmers' Market, with High Park, the Stockyards, and multiple transit options nearby. The UP Express offers quick connections to downtown and Pearson Airport, and Keele Station is approximately a 15 minute walk away.

An excellent opportunity for first time buyers, young professionals, downsizers, or investors seeking a well located west end home, or a perfect pied à terre for those who value lifestyle, walkability, and access to Toronto's best green spaces.

Suite Details

- Solid core entry door opens to foyer with coat closet and center light fixture
- Open-plan living area with floor to ceiling windows and sliding door walk out to 65 sq ft south-facing balcony with tree view, and centre light fixture
- Scavolini kitchen with stone countertops, 4" stone backsplash (countertop return), stainless steel under-mount sink, stainless steel appliances: wall oven and electric cooktop, exhaust fan over cooktop vented to exterior, microwave, and paneled refrigerator/freezer, paneled dishwasher, and track lighting
- Bedroom with double closet, centre light fixture and sliding glass doors - fits queen sized bed
- Four piece bathroom with stone countertop vanity, mirror, vanity light, medicine cabinet, dual flush toilet, drop-in soaker 5' bath tub, wall tiles for tub-surround, exhaust fan vented to exterior and tile flooring
- Laundry closet with stacked washer and dryer vented to exterior and tile flooring
- Individually controlled HVAC units for air-conditioning and heating
- 9' ceilings and engineered hardwood floors throughout (excluding bathroom)

MAINTENANCE FEE OF \$417.38/MONTH INCLUDES:

- Common Elements
- Building Insurance

Area Features

- Steps to TTC - conveniently located at Keele St & Dundas St W
- In the heart of the Junction with many options of restaurants, cafes, and everyday conveniences (grocery, gym, pet stores, pharmacy, etc.)
- 15 minute walk to the UP Express for quick airport or downtown access
- 15 minute walk to Keele Station
- 1.5km to the big box stores of Stockyards Village

Building Features & Amenities

- Fully equipped gym including cardio and weight training equipment
- Entertainment/dining room, with balcony and barbeque
- Bike storage
- Sustainability features include green roof, water efficient landscaping, ERVs in each

suite to reduce energy demands and enhance air quality and more.

Inclusions

Blomberg fridge, Blomberg dishwasher, Blomberg oven, Blomberg stovetop, Blomberg exhaust hood, Panasonic microwave, stacked front-loading Blomberg washer and dryer, all electrical light fixtures, all existing window coverings.

Exclusions

None.

Management Contact

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