



136 High Park Avenue

Lot Size	45' x 200'	Heating	Gas-Fired Hot Water Boiler
Area	2,400 s.f. Above Grade	Cooling	Ductless A/C / Heat Pump
Taxes	\$8,166.00 (2018)	Plumbing	Copper & Plastic
Year Built	1912	Electrical	200 AMP
Bedrooms	5+1	Roof	Asphalt Shingles, Bitumen & Metal
Bathrooms	4 Full	Garage	Triple Detached
Possession	30-60 Days	Drive	Private
Transit Score	93	Parking Spots	3 Garage, 6 Driveway

Welcome to 136 High Park Avenue

Outstanding High Park home on exceptional 45 x 200 west facing lot with rare private drive and triple garage! This stately and spacious three storey offers original character with recent updates including a complete renovation of the lower level with separate apartment, in-floor hydronic heat, new combination boiler, new main drain and separate rear walkout. Prime location on the avenue within walking distance of High Park, subway, Humberside C.I., Bloor West Village and the Junction. Lower level tenant pays \$1628/month (all inclusive; month to month). Main level unit currently combined with second/third floor unit (owner occupied). Superb potential for grand single family residence, additional income or future development!

MAIN LEVEL APARTMENT

- Living room with bay window, hardwood floor, crown moulding, pot lights and brick fireplace
- Kitchen with tile floor, subway tile backsplash, double sink, window and appliances: Concept II Designer Series fridge, Bosch stainless steel dishwasher, Whirlpool stove, Broan exhaust hood
- Dining room with hardwood floor and window
- Family room/bedroom with four windows, hardwood floor, double closet, separate entry/walkout to yard and four piece ensuite with tile floor, American Standard dual flush toilet, and window

SECOND & THIRD LEVEL APARTMENT

SECOND LEVEL

- Living room with two closets, hardwood floor, large window with ledge and walkout to deck/access to rear yard
- Dining room hardwood floor, closet and window
- Kitchen with subway tile backsplash, under cabinet lighting, sink, hardwood floor, sliding door walkout to deck and appliances: Bosch Stainless Steel dishwasher, Frigidaire stove, Estate fridge, Panasonic exhaust hood
- Bedroom with bay window with ledge, hardwood floor and closet
- Second bedroom with large window and hardwood floor
- Four piece bathroom with tile floor, window and shower/tub with wide ledge/window and

subway tile surround

THIRD LEVEL

- Fourth bedroom with window, two closets, linen closet and walkthrough to fifth bedroom
- Fifth bedroom/tandem with with two windows and three piece ensuite with tile floor, pedestal sink, American Standard toilet, shower stall and storage nook
- Hardwood flooring in bedrooms

LOWER LEVEL APARTMENT

- Open concept living/dining area with four windows and walkup to backyard
- Kitchen with window, single sink, laminate counter, subway tile backsplash, Estate fridge, NuTone exhaust hood and Frigidaire stove
- Bedroom with window, storage area and walk-in closet
- Four piece bathroom with vanity, Glacier Bay dual flush toilet, bathtub with showerhead and subway tile surround
- Full size stacked Samsung washer & dryer in closet

LOWER LEVEL COMMON AREA

- Laundry room with front loading LG washer, KitchenAid dryer, laundry sink, storage cabinets, window and utility area
- Storage area
- Double closet
- Under stairs storage

EXTERIOR

- Brick exterior
- Front yard with lawn and flower bed, mature trees and covered stone porch with columns
- Backyard with large lawn space, trees, long laneway to back garage area and triple garage

UPDATES

- Main level painted (2018)
- New tub in main level bathroom (2018)
- Drainage to street updated (2017)
- Landscaping in front and backyard (2017)
- Lower level fully renovated & underpinned (2016)
- New fence on two sides (2014)
- Kitchen backsplash, exhaust fan, dishwasher (2013 - \$2,800)
- Third level ¾" x 5" oak flooring and built-in closets (2013 - \$4,500)
- New garage roof and eavestroughs (2013)
- New ductless heat pump on 3rd floor (2013)
- Blown-in insulation and new hardwood flooring on 3rd floor (2013)
- Combination water heater boiler/tankless system (2012 - \$10,000)
- 2 ductless air conditioning units (Fujitsu & Lennox)
- Tankless hot water heater (Navien Combi)

BUILDING POTENTIAL REPORT available on babiakteam.com

ANNUAL EXPENSES (2018)

Hydro	\$2,135.14
Water	\$1,557.10
Insurance	\$3,000.00
Natural Gas	\$1,384.91
Taxes	\$8,166.00
Total	\$16,243.15

RENTAL INCOME

	Monthly	Annual	
Unit 1- Lower Level (Month-To-Month)	\$1,628	\$19,536	Parking Included/All Inclusive
Unit 2 - Main Level**	\$2,500	\$30,000	
Unit 3 - Second/Third Level**	\$3,500	\$42,000	
Total Projected Gross Income		\$91,536	
Total Annual Expenses			\$16,243.15
Total Projected Net Income		\$75,292.85	

** projected rent based on fair market value

Inclusions: Concept II Designer Series fridge, Bosch Stainless Steel dishwasher, Whirlpool stove, Broan exhaust hood, Bosch Stainless Steel dishwasher, Frigidaire stove, Estate fridge, Panasonic exhaust hood, Estate fridge and Frigidaire stove, NuTone exhaust hood, Samsung washer, Samsung dryer, LG washer, KitchenAid dryer, microwave, electrical light fixtures (except as noted below), window coverings, ductless air conditioner/heat pump, tankless hot water heater, garage door remote.

Exclusions: Light fixture in second floor, S/E bedroom, deep freezer in lower level, two yellow shelves in playroom, main floor kitchen island, playground/swing set.

Schools: Annette Street Junior & Senior Public School, St. Cecilia Catholic School, HumberSide Collegiate Institute, Bishop Marrocco/Thomas Merton Catholic Secondary School. Live links to schools on babiakteam.com