

57 Vernon Street

Lot Size	18.5' x 114'	Heating	Forced Air, Gas
Possession	30 Days	Electrical	100 AMP
Square Footage	1,340 s.f. Above Grade	Plumbing	Copper & Plastic
Taxes	\$4,761.65 (2020)	Roof	Asphalt Shingles
Bedrooms	3	Driveway	Lane
Bathrooms	3 Full	Garage	Double, Detached
Year Built	1912	Parking	2
Walk Score	82		

Welcome to 57 Vernon Street

Prime Junction semi-detached home on a quiet tucked away tree-lined street - an urban oasis! Currently comprised of three self-contained units - second floor 1-bedroom unit, main floor 1-bedroom unit, and basement studio unit. Excellent 2-car parking in well-constructed garage with laneway access. Laneway suite potential report is available on babiakteam.com. Perfect for an investor seeking a low-maintenance rental property, or for conversion to a single family home. Fabulous location close to schools, parks, TTC, shopping, restaurants and all the Junction has to offer.

MAIN LEVEL APARTMENT

- Living and dining room combined with large window and hardwood floor
- Kitchen with sliding door walk out to deck, tile floor, double stainless steel sink, tile backsplash and appliances: fridge, electric oven and hood fan
- Bedroom with large window, hardwood floor and centre light fixture
- Four piece bathroom with vanity, vanity light, tile floor, toilet and bathtub with tile surround and standup showerhead

SECOND LEVEL APARTMENT (VACANT)

- Living and dining room combined with hardwood floor, large window and centre light fixture
- Kitchen with ceiling fan, window, laminate floor, laminate countertop, double stainless steel sink and appliances: stainless steel LG fridge and white Whirlpool electric oven
- Bedroom with closet, window, hardwood floor and centre light fixture
- Four piece bathroom with tile floor and surround, vanity, medicine cabinet, window, toilet and bathtub with handheld showerhead.
- 8' ceiling height

LOWER LEVEL APARTMENT

- Open concept living area with wood panelling, broadloom and built-in shelves
- Kitchen with laminate countertop, stainless steel sink, window and appliances: Kenmore electric oven, Nutone hood fan, fridge
- Three piece bathroom with tile floor, vanity, medicine cabinet, vanity light, toilet and standup shower with tile floor and surround
- Storage room

COMMON AREA

- Shared coin laundry room in lower level with laundry sink, Inqlis coin washer and dryer and tile floor

EXTERIOR

- Brick exterior
- Front yard with lawn, tree, shrubs and covered front porch

- Backyard with deck, patio stones, lawn, shrubs and detached two car garage

UPDATES & FEATURES

- Roof (2018)
- Deck (2018)

ANNUAL EXPENSES (2019)

Utilities (Hydro, Water, Heat)	\$3,975.00
Insurance	\$3,297.24
Taxes	\$4,761.65
Total	\$12,033.89

RENTAL INCOME

	Monthly	Annual	
Unit 1- Lower Level & West Half of the Garage	\$660.00	\$7,920	
Unit 2 - Main Level	\$1,108.39	\$13,300.68	
Unit 3 - Second Level	\$1,700*	\$20,400*	
Total Projected Gross Income		\$41,620.68	
Total Annual Expenses			\$12,033.89
Total Projected Net Income		\$29,586.79	

**Projected Rent - 2nd Floor Unit is Vacant*

Inclusions: Electrical light fixtures, window coverings, Inqlis coin washer and dryer, Main Floor Unit: TBD
 Second Floor Unit: stainless steel LG fridge and white Whirlpool electric oven; Lower Level Unit: Kenmore electric oven, Nutone hood fan and fridge

Exclusions: Wall mirrors and wall mounted TVs

Rental: Hot Water Tank, \$15.01 per month

Schools: King George Junior Public School, St. Cecilia Catholic School, Runnymede Collegiate Institute, Blessed Archbishop Romero Catholic Secondary School. Complete list of schools with live links on babiakteam.com