

159 Macdonell Avenue

Lot Size	25' x 121.50'	Heating	Forced Air Gas
Taxes	\$6,865.45 (2019)	Cooling	Central Air Conditioning
Possession	30-90 Days/Flexible	Electrical	100 AMP
Square Footage	2,240 s.f. Above Grade	Plumbing	Copper & Plastic
Bedrooms	4+1	Roof	Asphalt Shingles & Modified Bitumen
Bathrooms	4 Full	Parking Spots	2
Year Built	1904	Driveway	Rear Laneway
Bike Score	95	Garage	Double Detached
Transit Score	97		

Welcome to 159 Macdonell Avenue

A superb fully renovated income property in one of Toronto's most sought after neighbourhoods. This beautiful detached brick home in Roncesvalles has 3 separate units and offers over 3,000 square feet of total living space with a 2 car garage off the rear laneway. The main level unit features high ceilings, kitchen with stainless steel appliances, bright breakfast/dining area, large bedroom, living room with an office nook and modern 3 piece bath. The second and third level unit offers 1,410 s.f. of living space, 3 large bedrooms, a modern 3 piece bath, laundry room and walkout to sun-drenched 12'8" x 11' deck. Bright third level has two large skylights with exposed wood beams, 8' ceilings, open concept living, kitchen and dining areas and modern 4 piece bath. Lower level unit with a large bedroom and bathroom and new kitchen with large passthrough. Other features include: two HVAC systems, two laundry rooms (main & lower level shared, upper level ensuite), 2 points of egress for all 3 units, all new appliances in 2018. Nestled on a tree-lined street this location is very walkable; near Sorauren Park, the farmer's market and a short walk to the butchers, bakers and restaurateurs on Roncesvalles, Queen West as well as streetcars, subway, UP Express and GO train. **See Laneway Development Report on babiakteam.com

MAIN LEVEL APARTMENT

- Common foyer with two windows
- Living/dining room with window, track lights
- Office nook
- Kitchen with window, undermount sink and stainless steel appliances: GE stove, Whirlpool dishwasher, Moffat fridge
- Breakfast area with two windows and walkout to backyard
- Bedroom with window
- Three piece bathroom with tile floor, window, corner shower stall, large vanity and toilet
- Coat closet and 8'8" ceiling height

SECOND AND THIRD LEVEL APARTMENT

Second Level

- Master bedroom with closet and window overlooking backyard
- Second bedroom with closet and window
- Third bedroom with bay window and track light
- Laundry/office with stacked front loading washer & dryer, laundry sink and walkout to deck
- 8'4" ceiling height

Third Level

- Living area with vaulted 12' ceiling (ceiling height into skylight), two skylights, ceiling beams, track lights, pot lights and double window

- Kitchen with skylight, window and Whirlpool stainless steel appliances: fridge, stove and dishwasher
- Four piece bathroom with tile floor and surround, toilet, floating vanity, bathtub with showerhead and skylight

LOWER LEVEL APARTMENT

- Common foyer
- Common laundry room with washer, dryer, window and storage
- Living/dining room with walk up to backyard
- Kitchen with butcher block counters, breakfast bar, undermount sink, window and stainless steel appliances: GE stove, Whirlpool dishwasher, white fridge
- Bedroom with window
- Four piece bathroom with hexagon tile floor, oversized vanity, toilet and bathtub with showerhead and window
- Tile floors

EXTERIOR

- Brick exterior
- Front yard with walkway, mature tree, shrubs and covered porch,
- Backyard with detached garage with parking spot and storage, stone patio, lawn, mature tree, shrubs and perennials

UPDATES & FEATURES

- Top to bottom full renovation (2017-2018)
- New electrical throughout
- Improved water supply line
- Backflow preventer

ANNUAL EXPENSES (2019)

Insurance	\$3,232.00
Taxes	\$6,865.45
Total	\$10,097.45

RENTAL INCOME (2019)

	Monthly	Annual	
Unit 1- Lower Level	\$1,221.60	\$14,659.20	
Unit 2 - Main Level	\$2,500	\$30,000	
Unit 3 - Second/Third Level	\$3,461.20	\$41,534.40	
Garage South Parking Spot	\$200	\$2,400	
Total Projected Gross Income			\$88,593.60
Total Annual Expenses			\$10,097.45
Total Projected Net Income			\$78,496.15

**Rents above are plus utilities. Utilities have not been included in expenses or income table.*

Inclusions: Whirlpool stainless steel fridge, Whirlpool electric stove, Whirlpool stainless steel dishwasher, GE stainless steel stove, Whirlpool stainless steel dishwasher, Moffat stainless steel fridge, GE stainless steel stove, Whirlpool dishwasher, white fridge lower level, two Whirlpool washers, two Whirlpool dryers,

two owned gas hot water heaters, two furnaces (gas separately metered) and two air conditioning units.

Exclusions: All items belonging to the tenants, custom wall mirrors.

Schools: Fern Avenue Junior and Senior Public School, St. Helen Catholic School, Parkdale Collegiate Institute, Bishop Marrocco/Thomas Merton Catholic Secondary School. Complete list of schools with live links on babiakteam.com