



FOR SALE

**1336 DUNDAS
STREET EAST**



CHEZ TOI

Ornamental courses of brick striate this proud, detached legal duplex with third ancillary unit. All units have separate entrances and have undergone substantial renovations. There is parking, shed and landlord access to mechanics. All essential ingredients for content tenants and a highly profitable, low-maintenance investment.

Main Floor Unit

1BR | 1WR | Parking | Laundry | Porch & Yard

The private entrance leads from the cedar front porch to an updated living room, new hardwood floors run throughout and into bedroom with full-size closet and organizers. Stylish and chic design adorn the washroom and kitchen (w D/W), the latter of which walks out to a 10' x 20' private deck, relaxing backyard and laneway parking spot. Heat and Water are included, Hydro is extra, separate 100amp panel. [Main Unit strategically vacant for possible owner occupant, otherwise a tenant may be sourced.]

Living Room

- 4.01 m x 5.34 m
- Two windows
- Chandelier
- Foyer fixture
- Entrance hooks
- Fire detector
- Curtains
- Baseboard radiant
- Large storage closet

Eat-in Kitchen

- 3.50 m x 4.13 m
- Walk out the deck, 5 foot patio doors, shoe rack, radiant baseboard, ceramic tile floor,
- Double wide deep Undermount sink
- Quartz countertop
- World tool dishwasher
- Whirlpool glass top range
- Stainless steel hood direct vent
- Backsplash
- Task undercabinet lighting
- LG smart invert tall fridge
- Modern ceiling mount light fixture
- Pot lights

Bedroom

- 4.24 m x 3.07 m
- Ceiling fixture
- Picture window Thermal pane cracked
- Panel
- Double closet with organizers

Washroom

- 3.62 m x 2.01 m
- Stacked laundry with upper cabinets
- Modern live edge sink with backsplash, mirror, ceiling light fixture
- Pot lights
- Fan to outside
- Storage cubbies
- Large glass corner shower
- Rainhead and handheld
- Storage cubbies
- Tile floor







Second Floor Unit

1+1BR | 1WR | Parking | Laundry | Porch & Deck

The private entrance leads from the front porch upstairs to an updated open concept living/dining/kitchen (w D/W). New hardwood floors underfoot and beamed vaulted ceilings above. Overlooking this dramatic and stylish living space is a large loft, perfect for office, den, spare or second bedroom. Off the living room features a modest but private deck and the unit includes a laneway parking spot. Heat and Water are included, Hydro is extra, separate 100amp panel. [Leased to Jan 31, 2021. Wish to remain.]

Front entrance, tile floor, handrail, white stairs, lighting, while hooks

Front Foyer/Hall

- New west-side fence, installation of interlocking stones for back garden, parging of west and south-west wall (N. Spencer Contracting)

Living Room

- 4.13 m x 5.36 m irregular shape
- South facing window
- Engineered hardwood flooring
- Baseboard radiant heat
- Closet with bifold door
- Ceiling fan
- Pot lights

Walkout to Deck

Replacement door with opening window
Deck is roughly 4 m x 1.8 m

Kitchen Dining Room

- 4.15 m x 4.12 m
- Bay window
- Beam to ceiling
- Felted ceiling
- Ceiling fans
- Pendant lighting
- Chevron butcher block
- Harvest sink
- Tile backsplash
- Cream mission cabinetry
- Full-size fridge
- Dishwasher
- Glass cooktop range
- Panel

Bedroom

- 2.13 x 4.13 m +2.15 m x 1.30 m²
- Double closet
- Three windows
- High baseboards
- Ceiling fan
- Ceiling fixture
- Window coverings
- Engineered hardwood
- L-shaped

Main Washroom

- 2.11 m x 2.20 m
- Fan
- Live edge shelf with sink and all mountaineer
- Pot lights
- Pot lights in shower
- Oversize subway tile
- Black fixtures
- Deep full size tub
- Gray ceramic tile flooring

Loft

- 5.30 m x 3.86 m
- Closet storage
- Built-in shelving
- Large window, west facing
- Faulted ceilings
- Laminate flooring
- Broadloom stairs
- Overlooks kitchen dining







Lower Level Unit

1BR | 1WR | Parking | Laundry | Outdoor Alcove

Covered stairs down to a modest terrace. Inside foyer with closed faces a renewed u-shaped kitchen with breakfast bar, open to ample living space highlit by recessed shelving. High ceilings are peppered with pot lights and a massive bedroom with space enough for combined office and wall-to-wall closets. Heat and Water are included, Hydro is extra, separate 100amp panel. [Leased to Dec 31, 2020. Wish to remain.]

iving Room

- 3.60 m x 3.67 m
- Laminate floor
- Built-in wood shelving
- Tile entrance
- Radiant baseboard heat
- Ceiling fixture
- Large window into terrace

Dining Room

- 2.87 m x 3.59 m
- Window
- Pot lights
- Ceiling fixture rough-in
- Laminate flooring
- Radiant baseboard heat

Kitchen

- 2.22 m x 3.57 m
- Eat-kitchen peninsula
- Electric range with Hood
- Butcher block countertops
- Full size double sink
- Tile backsplash
- Full-size fridge
- Upper and lower cabinets
- Pot lights

Bedroom

- 3.23 m x 3.65 m
- Dark tone laminate flooring
- Radiant heat
- Two double closets, wall-to-wall
- Window
- Ceiling fixture
- 3.89 m x 3.05 m
- Ceiling fixture
- Bay window
- Oak strip flooring
- Modest crown moldings
- High baseboards
- Large opening to front bedroom
- Great for happy siblings

Linen closet

Bathroom

- 1.83 m x 1.95 m
- Track lighting
- Subway tile tub surround
- Built-in mirrored tall cabinet
- Deep soaker tub
- Window
- Wall hooks
- Mirror
- Ceramic floor tile







PROPERTY DETAILS

Main Unit: Currently vacant \$2,400 to Sept '20.

Second Floor: Leased to Jan 31, '21 @ \$2,700.

Basement: Leased to Dec 31, '20 @ \$1,400.

\$67,245 NOI based on actuals

4.22% Cap Rate.

Sep. Hydro Meters Tenant Pays, LL pays heat, hot water.

Electrical update (no K&B), plumbing updated including one stack replacement from main floor to roof (lower section was good)

Inclusions: 2 Dishwashers, 3 W/D sets, 3 ranges, portable AC units, 3 Fridges, GB&E

THE COMMUNITY

Head south to the hip tip of Leslieville. Daily shopping, café culture, and purveyors of the funky and fine. This home is enhanced by a convenient urban village life. Favourites along Queen East include Te Aro Coffee Roasters, Good Neighbour, Greta Solomon's, Ascari Enoteca, and for those who crave something sweet, the always enticing Bobbette and Belle Bakery.

Carlaw/Dundas strip is just next door but just hop, skip or jump to some of the most tasty places on Gerrard, #Gerrones. Brimming new with coffee shops and gastro-pubs; Pinkerton's, Pollyana, Maple Leaf Tavern, Great Burger Kitchen, the outstanding Lake Inez, Indian cuisine and yummy French pastries at Le Conciliabule. Like Mexican? Chula's is the place to be! My favourite are LaCubana Sandwiches.

Greenwood Park is so close and has something for everyone: Two lit ball diamonds, multipurpose sports field, a massive off-leash dog area, community garden, splash pad and children's playground, outdoor pool and Toronto's first covered outdoor artificial ice rink (winter skating and summer ball hockey). There is also a pleasure ice skating trail - perfect for learning to skate in the winter and ride a bike in the summer!

This is the ideal location for nature, water and fitness lovers. It's just a short stroll, bike, or blade away from the sanctuary of Leslie Spit and the sun and fun of the Beach. Imagine, a location with accessible cardio cleansing, contemplation and day-dreaming just steps from your door! Bike lanes and 24-hour street car are steps away. For those plotting a quick escape: Gerrard East to the DVP ramp or Carlaw to Lake Shore Boulevard for easy access to the Gardiner Expressway.





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