

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc.

Presenting



6 Glenholme Ave.

"Popular Regal Heights"

FEATURING: Massive four family home. Perfect for multiple owners, extended family or investment. Divided into 4 spacious self-contained units, each with walkout to deck or garden with laundry/storage. Immaculate. Bay windows, fireplace and wood trim. Front and back gardens.

LOCATION: Located on a desirable street near Regal Road. Walk to trendy St Clair restaurants and street car.

SCHOOLS: Quality private & public schools, Regal Road Jr Ps, Winona Drive Sr Ps, Oakwood CI, Hawthorne Alternative School, Institute For Child Study, University of Toronto School, Taddle Creek Montessori, Waldorf School, George Brown College. University of Toronto.

LOT SIZE: 35 feet x 110 feet

PARKING: Private drive. Double garage.

TAXES: \$5,184.56

OFFERED AT: **\$699,000.00**

Main Floor

**Charming 2 bedrooms.
Currently leased for \$1,245/month
including utilities excluding electricity
until April 26, 2007.**



Foyer	2.79 x 2.69m	
Living Room	4.75 x 4.17m	↻ Broadloom, fireplace, high ceilings, open to dining room, bay window.
Dining Room	3.45 x 2.74m	↻ Broadloom, open to living room, high ceilings.
Kitchen	3.45 x 3.10m	↻ Tiled floors, eat-in, open to dining room.
Bedroom	3.40 x 2.74m	↻ Broadloom, high ceilings, oak trim, closet.
Bedroom	4.57 x 2.74m	↻ Walkout to garden, broadloom.
Bathroom	1-4pc.	↻ Tiled floors, window.

Second Floor

**Huge 3 bedroom unit.
Currently leased for \$1,322/month
including utilities excluding electricity
until May 15, 2007.**



Living Room	3.45 x 5.05m	↻ Broadloom, fireplace, bay window, open concept to dining room, oak trim.
Dining room	3.45 x 6.35m	↻ Broadloom.
Kitchen	3.45 x 5.99m	↻ Tiled floors, open to dining room, oak cabinets.
Front Bedroom	3.99 x 3.15m	↻ Broadloom, double closet, bay window.
Middle Bedroom	3.40 x 2.51m	↻ Broadloom, closet, oak trim.
Back Bedroom	3.86 x 2.77m	↻ Broadloom, double closet with mirrored doors, walk-out to fire-escape.
Bathroom	1-4pc.	↻ Tiled floors.

Third Floor

Bright and lofty sky lit 2 bedroom + deck.
Currently leased for \$1,085/month including utilities excluding electricity
until December 31, 2007

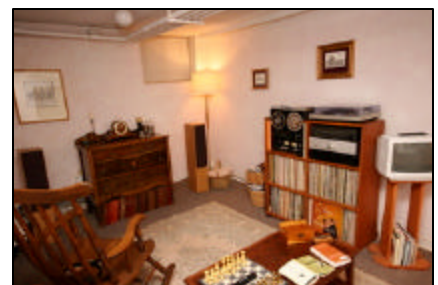
Living Room/ Dining Room	5.72 x 9.93m	☞ Broadloom, fireplace, 2 skylights, built-in storage, open concept living room/dining room, bay window.
Kitchen	2.36 x 2.34m	☞ Skylight, tile floor, abundant cupboard space.
Bedroom	3.33 x 2.74m	☞ Walk out to deck, broadloom.
Bedroom	3.68 x 3.05m	☞ Skylight, built-in drawers, double closet-mirrored doors.
Washroom	1-4pc.	☞ Tiled floors.



Basement

Pleasant self-contained 1 bedroom unit.
Currently rented for \$570/month including utilities
Month to month basis.
(Seller kept rent low and pays tenant \$100/month for property maintenance)

Living Room/ Dining Room	4.47 x 3.05m	☞ Open concept, broadloom, above grade window.
Kitchen	2.03 x 1.98m	☞ Tiled floors, window, open to living room.
Bedroom	3.05 x 2.59m	☞ Above grade window, broadloom.
Bathroom	1-4pc.	☞ Tiled floors.
Shared Laundry		☞ 1 washer, 1 dryer.



Inclusions:

All existing light fixtures, 4 fridges, 4 stoves, 1 washer, 1 dryer, fireplace tools and screens, window coverings, broadloom where laid.

Additional information as per Seller:

- ✿ 4 separate electrical meters on side of house (4th meter is for basement apartment and all common areas).
- ✿ 3rd floor apartment bathroom redone in 2006 (retiling, new bathtub and toilet)
- ✿ New roof and eaves troughs including metal cover grills in 2005
- ✿ Garage rebuilt in 2004
- ✿ Installed new washing machine in 2002 and renovated bathroom in basement
- ✿ Repaved driveway in 2000
- ✿ Renovated bathroom on 2nd floor in 1999



For Further information, please contact

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All above measurements are approximate and are given in meters except where stated. The information included in this feature sheet was collected from various sources. We are not responsible for typographical errors. Please refer to listing information sheet when preparing an offer to Purchase.