

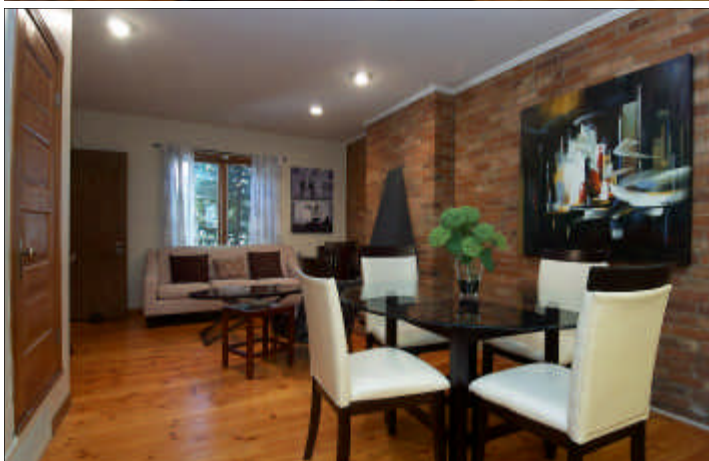
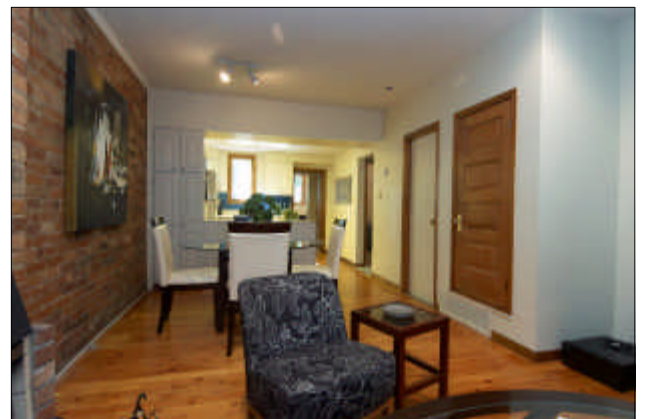
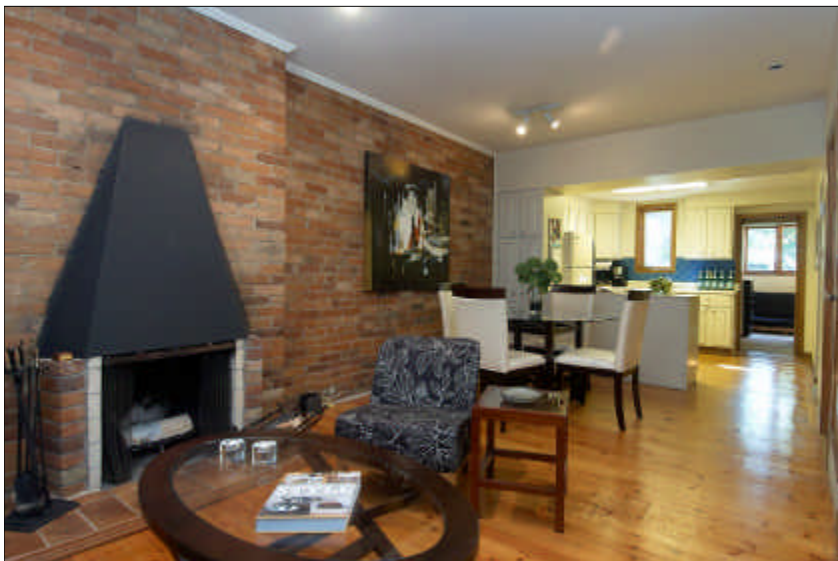
**60 Albany Ave.
\$1,250,000**



Self-contained Main Floor Apartment
Presently rented for \$1,500 per month on month to month basis.

Separate electrical wiring and electrical panel,
 separate furnace (also partially used to heat the basement).
 Tenant pays own hydro, heat and TV/Internet.

Foyer		☞ Coat closet.
Living Room	10'2" x 13'2"	☞ Hardwood floors, pot lights, fireplace, exposed brick wall.
Dining Room	9'8" x 10'7"	☞ Hardwood floors, pot lights, exposed brick wall, closet.
Kitchen	10'4" x 10'7"	☞ Breakfast bar.
	Appliances	☞ Fridge, stove.
Bedroom	9' x 10'2"	☞ Broadloom, double closet, walkout to sitting room.
Sitting Room/ Den	6'6" x 9'6"	☞ Broadloom, walkout to patio.
Bathroom	1-4pc.	☞ Pedestal sink.



**Owner Occupied-Upper Unit (second and third floor)
Second Floor**

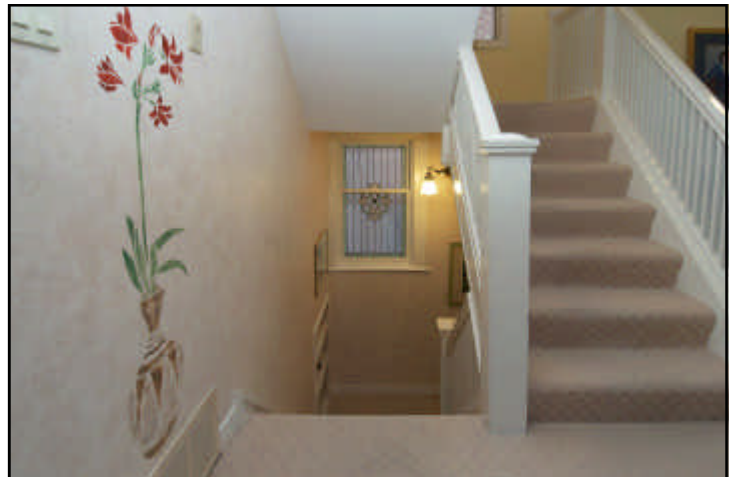
8'4" ceiling height

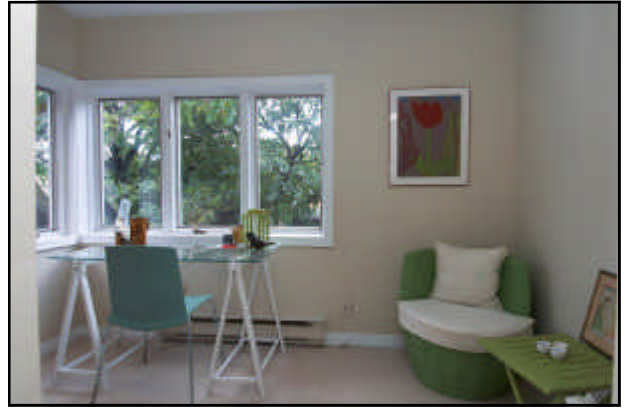
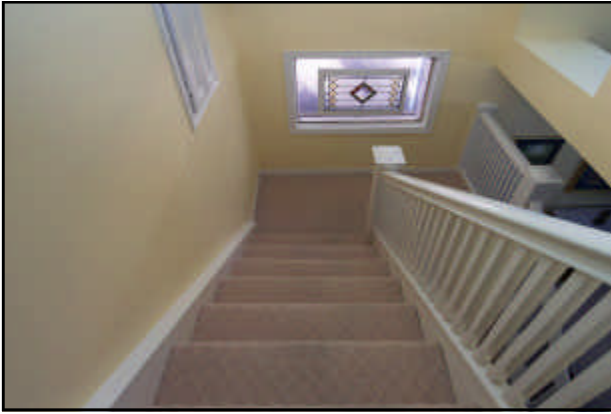
Living Room	21'3" x 11'2"	✎ Bay window, wood burning fireplace, broadloom, pot lights.
Dining Room	11'4" x 10'6"	✎ Broadloom.
Kitchen	10'2" x 7'6" Appliances	✎ Hardwood floors. ✎ Fridge, stove.
Bedroom	7'2" x 7'7"	✎ Broadloom, walkout to Sunroom, closet.
Sunroom	7' x 10'6"	✎ Broadloom, pot lights, wall of windows.
Bathroom	1-3pc.	✎ Separate shower with glass enclosure.
Ensuite Laundry		✎ Washer and dryer.

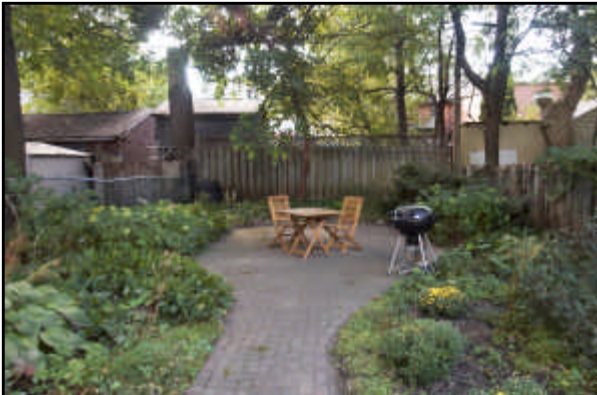
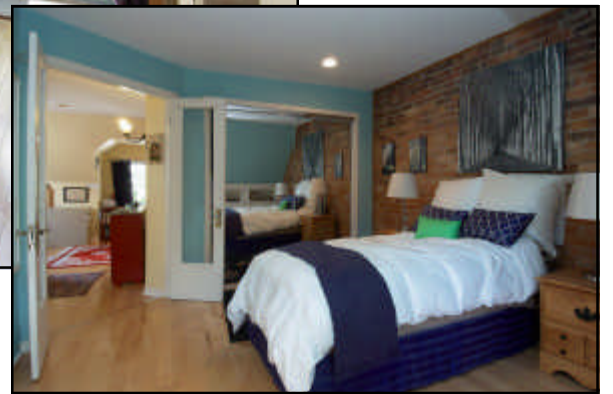
Third Floor

Cathedral ceilings.

Bedroom	11'8" x 11'4"	✎ Hardwood floors, pot lights, large closet, exposed brick wall, walkout to sundeck via sliding doors.
Sun Deck	14'2" x 11'8"	✎ Overlooks landscaped backyard.
Ensuite Bath	1-4pc.	✎ Skylight, separate shower stall, Jacuzzi.
Sitting Room	10'8" x 16'9"	✎ Hardwood floors, pot lights, exposed brick wall, large closet, skylight, wall of built-ins.







Lower Level Apartment

Previously rented for \$1,100 per month to occasional family/guests.

Wiring is connected to Upper unit's electrical panel and heated by both furnaces.

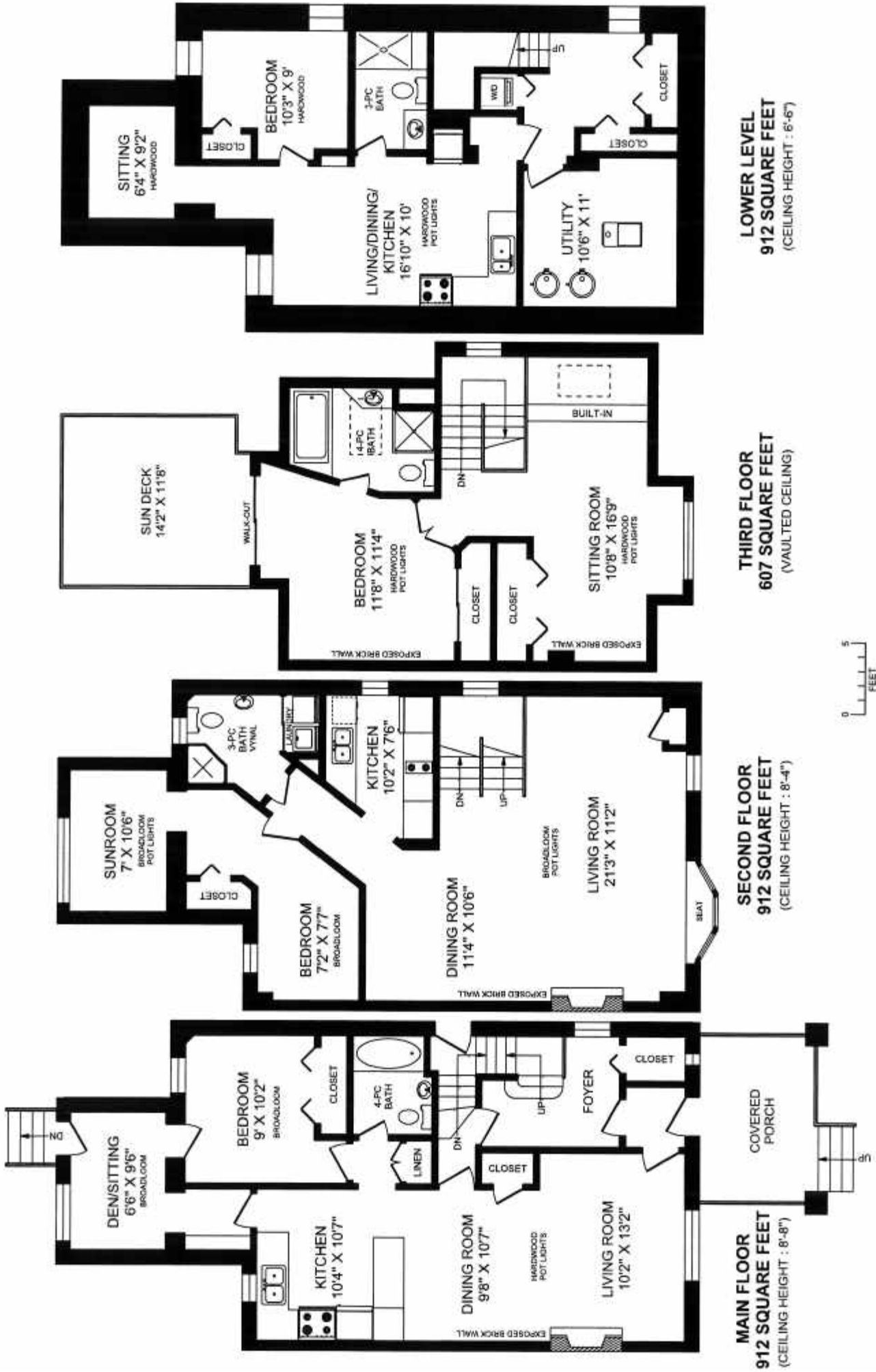
Living Room/Dining Room/ Kitchen	16'10" x 10'	⌘ Open concept, hardwood floors, pot lights.
	Appliances	⌘ Fridge, stove.
Bedroom	10'3" x 9'	⌘ Hardwood floors.
Sitting Room	6'4" x 9'2"	⌘ Hardwood floors.
Bathroom	1-3pc.	
Laundry		⌘ Washer and dryer (shared with Main floor).



Information as per Seller:

- (1982) Property was gutted, copper plumbing, wiring, insulation, windows and drywall replaced.
- Fire doors installed between main floor apartment and 2nd floor, and between basement and main floor.
- (2000) Basement renovated to a self-contained unit. Wiring is hooked up to upper unit electrical panel and heated by both furnaces.
- (1980) an automatic summer watering/irrigation system (Grainger) was installed for front and back gardens.
- Separate air conditioners for each of the 2 furnaces.
- 2nd & 3rd floor has automatic humidifier and a top-of-the-line electronic air filtering system on furnace.
- Main floor furnace installed 2001. Upper unit furnace installed 1997.
- Ducts cleaned November 20, 2009
- (2005) new roof.

60 ALBANY AVENUE



0 5
FEET
TRUPLAN
416 573 2096
E & O.E.
Floor plan may vary by 10% allowance

FEATURING: Annex home currently divided into 3 self-contained units. Massive multi-family home in great Annex location. Huge two level owner's suite (upper): Fabulous space. Open concept living/dining. 3 bedrooms. 2 bathrooms + deck. Professionally rebuilt. Upscale finishes. Main floor unit: Renovated 1 bedroom + den. Basement unit: Renovated 2 bedrooms + den. 2 furnaces and air conditioning. In-ground irrigation. Landscaped backyard.

LOCATION: Located on a prime Annex street minutes to Bloor street subway and shops. Near popular public & private schools.

SCHOOLS: Palmerston Jr PS, Essex Jr & Sr PS, Harbord CI, Royal St. George's, Institute For Child Study, Taddle Creek Montessori, University of Toronto School, Waldorf School, George Brown College, University of Toronto, Ryerson University.

LOT SIZE: 25 feet x 135 feet

TAXES: \$7,094.67 (2011)

PARKING: Mutual driveway. Seller has used the front 2 parking spots for parking for many years.

INCLUSIONS: 3 fridges, 3 stoves, 2 washers, 2 dryers, existing light fixtures, existing window coverings, 2 central air conditioning units, 2 furnaces, central vacuum, automatic humidifier and electronic air filtering system for upper unit. Hot water tank owned for upper unit and basement (rental).

EXCLUSIONS: Backyard furniture, BBQ and main floor living room window coverings (belonging to tenant).

For Further information, please contact

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