

Ophira Sutton  
Sales Representative  
Sutton Group-Associates Realty Inc.

Presenting



**115 Howland Avenue**  
**"Charming Annex Two Family Home"**

**2 self-contained units including a spacious 1 bedroom rental unit (presently tenanted)**

- FEATURING:** Upper: spacious bi-level, owner's suite with walk-out to deck and stairs to a fabulous landscaped garden with water pond. High ceiling, woodwork, original details throughout. Many new windows, recent roof, updated plumbing.
- LOCATION:** Located on a prime block near Bloor Street and subway.
- SCHOOLS:** Royal St. George's, Institute For Child Study, Huron Street Public School, Palmerston (French Immersion), University of Toronto.
- LOT SIZE:** 15.5 feet X 127 feet
- TAXES (2005):** \$ 3,699.51
- OFFERED AT:** \$599,000

## MAIN FLOOR

Spacious self contained 1 bedroom apartment with walkout to yard.  
Presently rented month to month for \$1,200 inclusive.

<b>Living Room</b>	3.17 X 4.78m	❖ Laminated hardwood textured floors, archway into study, wood trim.
<b>Eat-in Kitchen</b>	3.38 X 3.23m	❖ Laminated hardwood textured floors, electric stove, fridge, wood trim, walkout to covered porch and landscaped garden.
<b>Study</b>	1.88 X 3.15m	❖ Laminated hardwood textured floors, wall sconce.
<b>Bedroom</b>	3.56 X 3.58m	❖ Large double closet, hardwood floors, wood trim.
<b>Bathroom</b>	1.84 X 2.22m 1-4pc.	❖ Ceramic tiled floors, mirrored wall medicine cabinet.



Upper: Bi-level charming 2 bedroom owner's suite with walk-out to balcony and landscaped garden.

## SECOND FLOOR

<b>Foyer/Study</b>	1.87 X 2.52m	❖ Pine floors, wood trim.
<b>Living Room</b>	4.50 X 5.03m (irregular)	❖ Hardwood floors, new thermopane bay window, brick fireplace, closet, wood trim.
<b>Dining Room</b>	3.33 X 4.57m (irregular)	❖ Hardwood floors, closet, ceiling moulding, wood trim.

**Kitchen/Dining  
Room**

- ❖ Exposed brick wall, pine cabinets, gas stove, fridge.

THIRD FLOOR

**Master Bedroom**

4.50 X 4.90m  
(irregular)

- ❖ Walk-out to Juliet Balcony, 2 closets, pine floors, wood trim.

**Bedroom**

4.01 X 4.55m  
(irregular)

- ❖ Closet, pine floors, wood trim, wall sconce, window air conditioner, laundry-washer and dryer

**Bathroom**

1.78 X 2.21m

- ❖ Claw foot tub with brass plated showerhead, built-in vanity with granite countertop, vinyl floor, laminated wood textured floors.

**Additional information as per Vendor:**

Includes: 2 stoves, 2 fridges, microwave, 2 washers, 2 dryers, gas burner and equipment, storms and screens, broadloom where laid, some knob and tube wiring.



For Further information, please contact

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**Sutton Group-Associates Realty Inc.**  
**416-966-0300**

Email: [ophirasutton@rogers.com](mailto:ophirasutton@rogers.com)

[www.ophirasutton.com](http://www.ophirasutton.com)

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.

### **Income and Expenses as per Vendor:**

Year	Insurance	Utilities	Taxes	Rental Income
2004	\$680	\$3,244	\$3,627	\$14,400
2003	\$662	\$2,788	\$3,619	\$13,200
2002	\$624	\$2,579	\$3,565	\$14,050
2001	\$567	\$2,189	\$3,793	\$13,200
2000	\$844	\$1,808	\$2,946	\$13,200

### **Upgrades as per Vendor:**

- 2000
  - Water garden
  - City water line replaced
  - Awning on 2<sup>nd</sup> floor back porch
- 2001
  - Front and porch steps replaced
- 2002
  - Laminated floors on 1<sup>st</sup> floor and 2<sup>nd</sup> floor kitchen
  - Gas stove in 2<sup>nd</sup> floor kitchen and BBQ
  - Porch roof –Avenue Road Roofing (Guarantee for 10 years)
- 2004
  - Living room painted
  - 1<sup>st</sup> floor kitchen painted
  - House exterior painted and steps to tenant's back porch replaced
  - New furnace humidifier
  - New front eaves trough
  - Chimneys repaired