

	153 Medland St Toronto Ontario M6P2N4 Toronto W02 Junction Area Toronto 114-13-P SPIS: N Taxes: \$7,496.29 / 2020	List: \$1,999,000 For: Sale DOM: 0
	Detached Front On: E Link: N Acre: 2 1/2 Storey	Rms: 13 Bedrooms: 4 + 1 Washrooms: 5 1x4xMain, 1x3xMain, 1x2x2nd, 1x5x3rd, 1x4xBsmt
Lot: 30 x 110 Feet Irreg: Dir/Cross St: Annette And Keele		

MLS#: W5081059 **Contract Date: 1/11/2021** **PIN#:**
Possession Remarks: Tba

Kitchens: 4 Fam Rm: N Basement: Apartment / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Drive: Mutual Gar/Gar Spcs: Detached / 2.0 Drive Park Spcs: 0 Tot Prk Spcs: 2.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Park, Place Of Worship, Public Transit	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Unknown Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 10.82	Hardwood Floor	W/O To Garden	Window
2	Br	Main	11.58	x 10.99	Hardwood Floor	Large Closet	Window
3	Kitchen	Main	8.00	x 6.99	Modern Kitchen	Quartz Counter	Stainless Steel Appl
4	Living	Main	13.48	x 10.99	Hardwood Floor	Bay Window	Ceiling Fan
5	Kitchen	Main	6.99	x 6.76	Ceramic Floor	Quartz Counter	Modern Kitchen
6	Living	2nd	22.01	x 13.84	Hardwood Floor	W/O To Deck	Bay Window
7	Dining	2nd	12.50	x 12.00	W/O To Deck	Open Concept	Hardwood Floor
8	Kitchen	2nd	12.00	x 10.00	Modern Kitchen	Centre Island	Stainless Steel Appl
9	Br	3rd	14.33	x 11.68	Hardwood Floor	B/I Closet	Window
10	Br	3rd	14.33	x 10.59	Hardwood Floor	B/I Closet	Window
11	Living	Bsmt	13.58	x 13.25	Laminate	Window	Ensuite Bath
12	Br	Bsmt	12.00	x 8.66	Laminate	Window	Closet

Client Remks: The Flexible Income Opportunity You've Dreamed Of! Renovated 3 Units + A Self-Contained Studio - Ideal For In-Law/Nanny Suite, Home Office Or Airbnb! Perfect For Owner-Occupied 2nd/3rd & Rent Main Flr/Bsmt Or An Investor Looking For A Turnkey Investment. The Stunning Owner's Suite Features A Bright Open Concept Living Space W/ W/O To Two Separate Outdoor Terraces. Stylish Large Chef's Kitchen W/ Oversized Centre Island. 2 Family Sized Bdrms + 2 Baths.

Extras: Main Rear - 1 Bed; Main Front - Studio; Bsmt - 1 Bed; 2nd/3rd Flrs - 2 Bed (Easily Cnvrtd To 3 Bed). Gross Proj Income Is: 113K, Actual Expenses 2020 - 14K Net Income: 98K. 3 Sep Hydro Meters, 2 Sep Hvac, 2 Hwh. Contact La For I&E Bkdw.

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY, BROKERAGE **Ph:** 416-588-8248