

PROPERTY SUMMARY

133 Carlaw Avenue, Toronto ON M4M 2R8  
Roll Number 190408139001300  
PIN 210560199  
Frontage (ft) 21.00  
Depth (ft) 119.00

Assessment Roll Legal Description:  
Legal Description:  
PLAN 705 S'LY LOT 13  
PT LT 12-13 PL 705 CITY EAST AS IN CT953619;  
CITY OF TORONTO  
Zoning Code: R(d1\*807)

FREEHOLD SEMI DETACHED DUPLEX  
Year Built 1891  
Total Floor Area (Above Grade sqft) 1,708  
First Floor Area (sqft) 712  
Second Floor Area (sqft) 712  
Third Floor Area (sqft) 284  
Full Storeys 2  
Partial Storeys 3/4 Storey  
Bedrooms 5  
Full Bathrooms 2  
Basement Total Area (sqft) 712

FINANCIALS

2024 Revenues  
2BR upper [MKT] \$2,950  
1BR main \$1,650  
Studio Lwr \$1,350  
Garage \$200  
Gross \$6,150/m  
Annual gr \$73,800

2024 Expenses Monthly (Ave)  
Property tax \$475  
Insurance \$175  
Utilities \$525  
Mtc to cyrus \$20  
Repairs \$500  
Total \$1,695/m  
\$20,340 annual gr

Basement Finished Area (sqft) 514  
Heating Forced Air  
Air Conditioning N  
Renovation Year 1990

DETACHED GARAGE  
Year Built 1891  
Total Floor Area (Above Grade sqft) 326  
Garage Spaces 1.5,  
Parking 1 spot along lane

INCLUSIONS

Stained glass transoms, All electric light fixtures, ceiling fans, floor coverings 3x Electric range, 3x Range hoods, 3x full size stacked washer and dryer, 3x fridge, affixed cabinets, outdoor storage bin, garden hose/wall mount, electric hot water tank, garage shelving.

EXCLUSIONS

All chattels and fixtures belonging to tenants.

NOI  
\$4,455/m \$53,460/y  
@ \$1,350,000  
CAP is [MKT] 4%

## PROPERTY NOTES

### RECENT UPDATES

- New wide eavestroughs, gutters, downspouts and gutter guards May '23. (\$4,300)
- Roof is 2018
- Ice water shield underlay
- New Dual grey shingles IKO\_Cambridge, 10 year warrantee
- Upgrade all vents to metals, \$5,989

### HIGHLIGHTS

Some charming heritage elements like;

- Bracketed Eaves
- Cornice Work
- Second Balcony
- Decorative gable w fish scale shingles
- Arched lintels with decorative brickwork
- Squint bricks (chamfered) atop brick corbel
- Lovely brick façade
- Good looking eaves and downspouts all around the house
- Porch ceiling in great shape
- Good tuck pointing on facade
- Good parging, good drainage along side egress
- Central heating (no rads)
- Dry clean basement (shows really well)
- Individual laundries
- Nice washrooms