

IT'S ALL HAPPENING AT ENGLEMOUNT-LAWRENCE

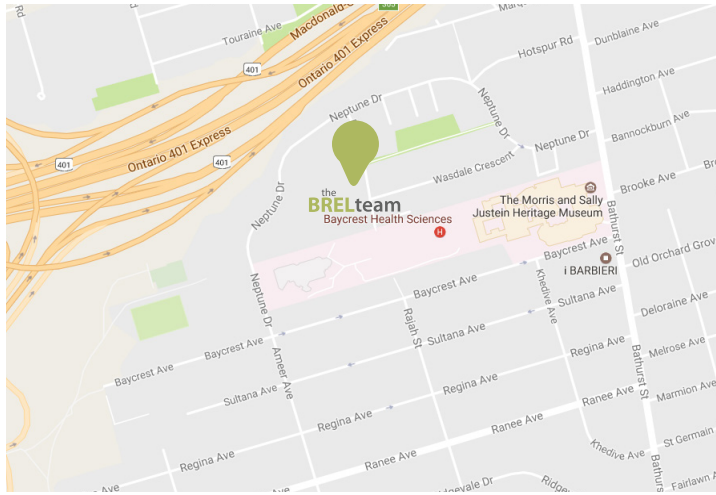
Just south of Lawrence Avenue, Englemount-Lawrence has seen a major revitalization throughout the past few years - with new retail stores, public spaces, bike trails, and community infrastructure in the works.

The area borders Bathurst Street and Lawrence Plaza, giving locals easy access to restaurants, cafes, bakeries, markets, grocery stores, and shop-local boutiques. Not to mention, convenience with arm's reach to TTC and major roadways...

A family-friendly neighbourhood of Toronto, Englemount-Lawrence is close to public schools, like Glen Park, Flemington Public, and Baycrest, as well as some private schools.

A budding area of "The Six" Englemount-Lawrence will only continue to see growth with more young families, and professionals, investing in the area. And, with the high demand for Real Estate (and perpetual urban sprawl of our city) we have no doubt that Englemount-Lawrence is a neighbourhood that will just get better and better! Yes, this is most definitely a happening place.

Walk Score: 48/100 Transit Score: 86/100 Bike Score: 58/100



94 RAJAH STREET SAGE

No BS. No Fridge Magnets. No Broken Promises.



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the
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IS THIS HOUSE ON A WHITE HORSE? BECAUSE IT'S ONE HECK OF A PRINCE

It's no surprise that this home is located on "Rajah" Street (a word with a root meaning of "Prince" or "King"). After all, 94 Rajah street is an investment that, in this strong Real Estate market, is bound to pay dividends.

Why?! This move-in ready home has three self contained, light filled, units. Each unit has modern renovations and sleek upgrades that blend seamlessly with the warmth of traditional design. The upper level unit has three bedrooms and one bathroom. The main level has a renovated two bedroom, two bathroom, layout (score!). The lower unit features two equally beautiful bedrooms, one bathroom, and two entries/exits.

So what we're really looking at here are three gorgeous, rent-ready, apartments OR a seven bedroom, four bathroom, family home. Now how's that for palatial!?

Proximity to amazing restaurants, boutiques, cafes, and "mom-and-pop" shops make this an area of the city that seems to sing the quintessential "tune of Toronto".

Yes, it's true, 94 Rajah is worthy of only the wisest Real Estate buyers and investors.

Oh, and it's for sale... for a limited time... right... now... (bow down my friends).

KEY POINTS ABOUT THIS LISTING

- Move-in ready income property or family home
- Three self contained units
- One-three bedroom, one bathroom upper unit
- Two bedroom, two bathroom main floor unit
- Two bedroom, one bathroom fully renovated lower unit
- Fantastic neighbourhood with great shops, restaurants, and easy TTC access
- All new windows
- New roof (2013)
- Parking for up to five cars, separate two car garage
- Separate laundry/utility room
- Huge enclosed cement patio
- Three fridges, three stoves, washer & dryer. All existing electrical light fixtures, owned hot water tank, upper unit tenanted \$1,300 monthly (one year lease). A property that show extreme pride of ownership.

View this property online @ 94RajahSt.com

