

ABOUT THE APARTMENTS

BASEMENT

Spacious, open concept apartment with laundry. Separate storage and furnace rooms. Currently rented for \$882 to a long-term tenant.

GROUND FLOOR UNIT

Lovingly updated spacious apartment with hardwood floors, contemporary ceramic with in floor radiant heating system. Brand new high-end kitchen, large living room with wood-burning fireplace and bay window. Formal dining room, sunroom, plenty of storage, newly renovated washroom, en-suite laundry, private backyard deck with gardens. 10,000 BTU air conditioner. Currently vacant, but could be rented for up to \$3,500.

SECOND-FLOOR UNIT

Immaculate two bedroom apartment with rich hardwood floors throughout, a modern kitchen with all the upgrades. Formal dining room, sunroom and in-suite laundry. Bright master bedroom, a wood-burning fireplace and bay window in the 2nd bedroom. North-facing deck, as well as a second, adorable covered porch, overlooking the backyard. Currently rented for \$2,691 (month-to-month tenant)

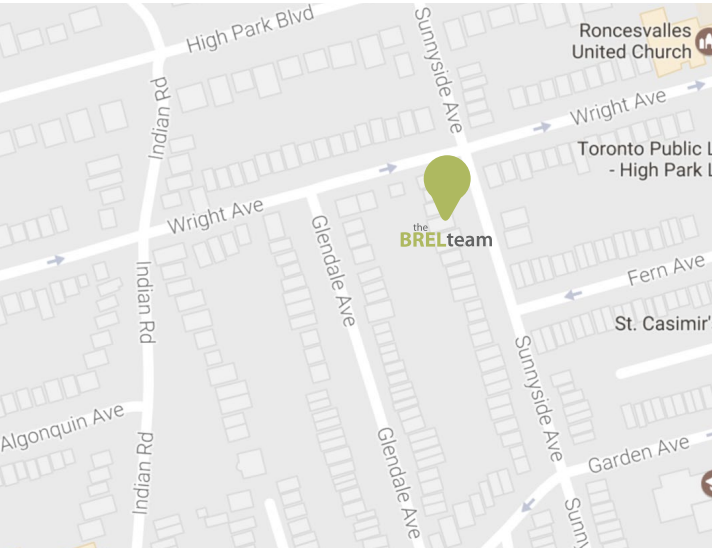
THIRD-FLOOR UNIT

Character-filled cozy and bright, one bedroom apartment with it's own large rooftop deck and a clawfoot tub in the bathroom! Private stairwell with skylight. Currently rented for \$1,200 (month-to-month tenant).

WALK SCORE
92/100

TRANSIT SCORE
96/100

MAP OF THE NEIGHBOURHOOD



the
BRELteam

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202 SUNNYSIDE AVENUE SAGE



IMPECCABLY MAINTAINED, QUINTESSENTIAL HIGH PARK HOME.

STEP INSIDE THIS CLASSIC HIGH PARK HOME AND IMAGINE THE POSSIBILITIES:

- Live in one apartment and let the other 3 apartments pay your mortgage; or
- Maintain the house's current use as a cash-flow positive income property; or
- Recombine the 4 apartments to create a single family home, 2 apartments or 3 apartments.

Owned by only three families, since the lot was purchased by the first owner in 1889, this home has been lovingly and meticulously cared for and professionally restored and renovated.

View this property online @
202SunnysideAve.com



WHAT WE ♥ ABOUT THIS HIGH PARK HOUSE

1. **Original charm and character at every turn:** original hand-made leaded windows, door knobs and decorative radiators, stained glass, beveled glass doors, two wood-burning fireplaces...
2. **Flexibility of use:** While it's currently set up as 4 apartments, the thoughtful renovation means it can be relatively easily recombined to a single family home, 2 2-storey apartments or 3 apartments.
3. **So many opportunities to enjoy the outdoors:** a main floor covered porch and back deck, 2 decks and a sunroom on the second 2nd floor and a 3rd-floor deck overlooking the canopy of trees and gardens.
4. **The fundamental work has been done:** updated wiring and plumbing, roof (2012-2015) and much more.
5. **The aesthetic work has been done too:** The apartments are fully renovated (main floor (2017), 2nd floor (2014), 3rd floor (2011), basement (2008); cedar decks and fences, upper decks rebuilt (2016) and much more.
6. **The income:** The 3 currently occupied apartments generate \$4,774/month with additional potential income from the 1st-floor apartment and parking of \$3,850 a month. Owner expenses of under \$700 per month.
7. **We're in love with the large enclosed front porch,** complete with leaded windows and banquette seating on 2 sides.
8. **The curb appeal** - this is a classic High Park home, long-admired by passersby.
9. **So much parking!** With a double garage and 2 more spots, there's potential additional income of \$350/month.
10. **Sought-after peaceful High Park location,** just a 10-minute walk from High Park. Also within easy reach? The trendy foodie shops, restaurants and cafes of Roncesvalles and Lake Ontario is just a 6-minute bike ride away.

