

EXCLUSIVE LISTING OFFERED AT  
212 FRANKLIN AVENUE: \$699,000  
214 FRANKLIN AVENUE: \$699,000







## AGENTS

KRISTIN SHENSEL  
Sales Representative  
416.938.0658  
[kristin@getwhatyouwant.ca](mailto:kristin@getwhatyouwant.ca)



HALINA BUCCHINO  
Sales Representative  
416.822.5976  
[halina@getwhatyouwant.ca](mailto:halina@getwhatyouwant.ca)

We want to be part of our clients' real estate story and the story they tell their friends by creating remarkable experiences.

We strive to elevate buying and selling real estate beyond fridge magnets and stereotypes to the fun, connected, and exciting, experience it can be.

We aspire to be refreshing voices of innovation in the real estate industry.

[www.getwhatyouwant.ca](http://www.getwhatyouwant.ca)

## TABLE OF CONTENTS

1

INVESTMENT HIGHLIGHTS

---

2

PROPERTY OVERVIEW

---

3 - 4

WHAT WOULD IT COST TO OWN?

---

5 - 6

THE LOT

---

7 - 8

SURVEY

---

9 - 12

THE NEIGHBOURHOOD

---

# INVESTMENT HIGHLIGHTS

These properties offer purchasers an exceptional opportunity to rebuild, develop or invest.

## USER OPPORTUNITY

212 & 214 Franklin Avenue are currently owner-occupied.

You can renovate both, and occupy one building while renting out the neighbouring property. There is further option to occupy *both buildings* as the new owner.

The zoning also maintains the immediate upside of additional density - an opportunity not to be passed up by the savvy investor.

## INVESTMENT OPPORTUNITY

Both buildings can be renovated or re-built and utilized as income properties, having the benefit of exploring further additions and construction to maximize investment potential.

## DEVELOPMENT POTENTIAL

The potential for development of these properties is substantial.

The two properties make up 4,025 square feet in Toronto's prime (and coveted) Junction Triangle neighbourhood.



PROPERTY OVERVIEW

212 FRANKLIN AVENUE



PROPERTY TYPE	Residential
YEAR BUILT	1902
NUMBER OF STOREYS	2
BEDROOMS	3
BATHROOMS	1 + 1
FIREPLACES	0
GARAGE	0
SPLIT LEVEL	no split
PARKING	rear laneway
FRONTAGE	17.67 feet
DEPTH	115 feet
SITE AREA (SQFT)	2,032.05
VARIANCE	Regular
ZONING	R2Z2

Property Code & Description: 311-Semi-detached Residential Assessment Roll  
Assessment Roll Legal Description: PLAN M64 PT LOT B  
Legal Description: PCL B-2 SEC M64; PT LT B PL M64 TORONTO COMM AT THE SE ANGLE OF SAID LT; THENCE NLY ALONG W LIMIT OF FRANKLIN AV 17 FT 7 1/2 INCHES; THENCE WLY TO AN ALONG THE CENTRE LINE OF THE PARTITION WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE N AND THE CONTINUA

214 FRANKLIN AVENUE

PROPERTY TYPE	Residential
YEAR BUILT	1902
NUMBER OF STOREYS	2
BEDROOMS	3
BATHROOMS	1
FIREPLACES	0
GARAGE	Detached
SPLIT LEVEL	No split
PARKING	Garage
FRONTAGE	17.33 feet
DEPTH	115 feet
SITE AREA (SQFT)	1,992.95
VARIANCE	Regular
ZONING	R2Z2

Property Code & Description: 311-Semi-detached residential  
Assessment Roll Legal Description: PLAN M64 PT LOT B  
Legal Description: PCL B-1 SEC M64; PT LT B PL M64 TORONTO COMM AT A POINT IN THE W LIMIT OF FRANKLIN AV DISTANT 17 FT 7 1/2 INCHES NLY FROM THESE ANGLE OF SAID LT, THENCE WLY TO AND ALONG THE CENTRE LINE OF THE PARTITION WALL BTN THE HOUSE ON THIS LAND AND THE HOUSE IMMED





WHAT WOULD IT  
COST TO OWN?

## 212 FRANKLIN AVENUE

Purchase Price: \$699,000<sup>1</sup>    Amortization: 25 Years    Term: 5 Year Fixed Closed    Interest Rate\*: 2.74% (APR 2.74%)

DOWN PAYMENT	25%	20%	10%	MINIMUM*
Down Payment Amount	\$174,750	\$139,800	\$69,900	\$44,900
Mortgage	\$524,250	\$559,200	\$629,100	\$654,100
Default Insurance Premium (%)	0.00%	0.00%	3.10%	4.00%
Default Insurance Premium (\$)	\$0	\$0	\$19,502	\$26,164
<b>Total Financing</b>	<b>\$524,250</b>	<b>\$559,200</b>	<b>\$648,602</b>	<b>\$680,264</b>
MONTHLY PAYMENTS				
Principal & Interest	\$2,412	\$2,572	\$2,984	\$3,129
Heating Costs (Estimated)	\$150	\$150	\$150	\$150
Condo Fees (If Applicable)	n/a	n/a	n/a	n/a
Property Taxes (Estimated)	\$225	\$225	\$225	\$225
<b>Total Monthly Payment</b>	<b>\$2,787</b>	<b>\$2,947</b>	<b>\$3,359</b>	<b>\$3,504</b>

ESTIMATED CLOSING COSTS <sup>2</sup>	PAYABLE ON OR BEFORE CLOSING
Mortgage Processing Fee	\$250
Legal Fees (Includes Disbursement and Fees)	\$1,000
Land Transfer Tax (Where Applicable)	\$20,910

## 214 FRANKLIN AVENUE

Purchase Price: \$699,000<sup>1</sup>    Amortization: 25 Years    Term: 5 Year Fixed Closed    Interest Rate\*: 2.74% (APR 2.74%)

DOWN PAYMENT	25%	20%	10%	MINIMUM*
Down Payment Amount	\$174,750	\$139,800	\$69,900	\$44,900
Mortgage	\$524,250	\$559,200	\$629,100	\$654,100
Default Insurance Premium (%)	0.00%	0.00%	3.10%	4.00%
Default Insurance Premium (\$)	\$0	\$0	\$19,502	\$26,164
<b>Total Financing</b>	<b>\$524,250</b>	<b>\$559,200</b>	<b>\$648,602</b>	<b>\$680,264</b>
MONTHLY PAYMENTS				
Principal & Interest	\$2,412	\$2,572	\$2,984	\$3,129
Heating Costs (Estimated)	\$150	\$150	\$150	\$150
Condo Fees (If Applicable)	n/a	n/a	n/a	n/a
Property Taxes (Estimated)	\$235	\$235	\$235	\$235
<b>Total Monthly Payment</b>	<b>\$2,797</b>	<b>\$2,957</b>	<b>\$3,369</b>	<b>\$3,514</b>

ESTIMATED CLOSING COSTS <sup>2</sup>	PAYABLE ON OR BEFORE CLOSING
Mortgage Processing Fee	\$250
Legal Fees (Includes Disbursement and Fees)	\$1,000
Land Transfer Tax (Where Applicable)	\$20,910

This chart is for illustrations purposes only.

Rates may differ for smaller mortgage amounts. Interest rates effective as of July 12, 2017. Rates are subject to change without notice. Interest is calculated semi-annually, not in advance. For the purpose of this illustration, the interest rate and annual percentage rate (APR) are the same assuming no cost of borrowing charges other than interest applies. All mortgage products are offered by Royal Bank of Canada and are subject to its standard lending criteria.

1. This is the list price supplied by the builder or real estate professional shown above. Sample calculations are based on the assumption that the property is purchased for the full list price and will differ depending upon actual purchase price.

2. Actual cost may differ. No endorsement of any third parties or their advice, opinions, information, products or services is expressly given or implied by Royal Bank of Canada or any of its subsidiaries.

® / ™ Trademark(s) of Royal Bank of Canada. RBC and Royal Bank are registered trademarks of Royal Bank of Canada. \*Borrowers must have a down payment of 5% of the purchase price for homes < \$500,000; an additional 10% for the portion of the purchase price > \$500,000 and, 20% for homes with a purchase price of \$1,000,000 or greater. For example, if the list price is \$750,000, the first \$500,000 requires a 5% down payment, the remaining \$250,000 requires a 10% down payment.



# LOT

Each of these properties sits on a lot that is at a depth of 115 feet and has a frontage of over 17 feet.

With 4,025 square feet of property in Toronto's sought-after Junction Triangle, this is land that is ideal for the development of a new large home, two townhouses, or modern semis.

212 Franklin Avenue has laneway parking - with grandfathered permission from the city to rebuild a garage - while 214 Franklin Avenue has a private garage.

This property is situated on a quiet residential street just steps to amazing schools, parks, restaurants, cafés, and transit.

---

The BREL team is exclusively representing the Seller in this transaction.

- Please contact the listing agents to discuss timing for inspection period and closing.







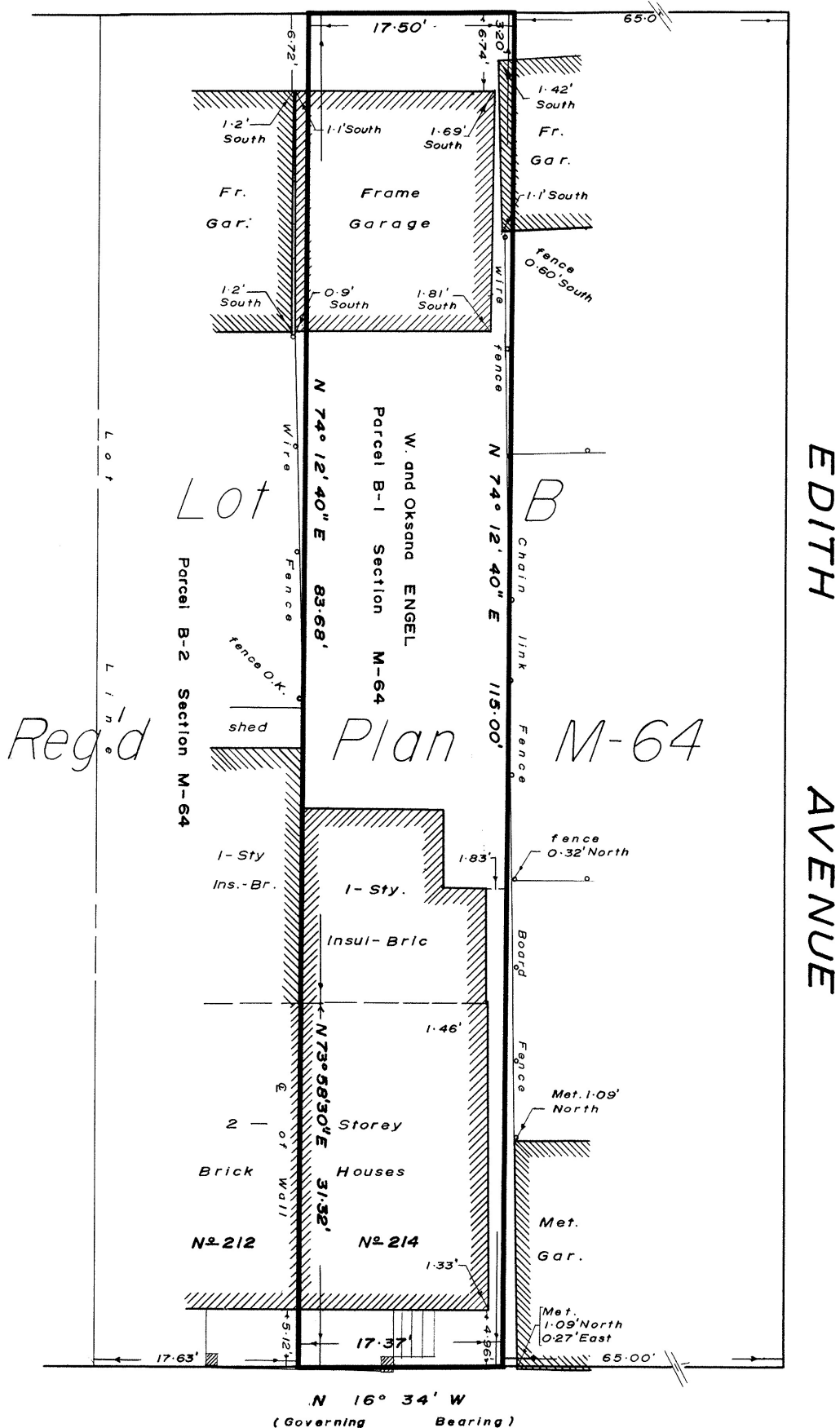
# SURVEY

214 FRANKLIN AVENUE



LANE

N 16° 34' W



# THE JUNCTION TRIANGLE

The Junction Triangle is a hip neighbourhood of Toronto that, in recent years, has seen an influx of young families, professionals, local businesses, and restaurants.

The 'Triangle' in 'Junction Triangle' is due to the area literally taking on the shape of a triangle of land - defined by its clear-cut borders of railway tracks on all three sides.

Residents of the Junction Triangle are steps to awesome restaurants, bakeries, cafés, and schools, within Junction Triangle 'proper' - while also being within arms reach to High Park.

Buyers will continue to flock to this burgeoning area of the city as a clear growth in investment, access to local green space, incredible location, and 'shop-local' mentality, naturally perpetuate its continued popularity.

Junction Triangle residents are steps to: Halo Brewery, Yoga Yoga, Urban Acorn Market, TuckShop Kitchen, Hello Darling, Katzman Contemporary, Boulderz Climbing, Perth Avenue Junior Public School, Dovercourt Boys and Girls Club, St.Rita's Catholic School...and more...



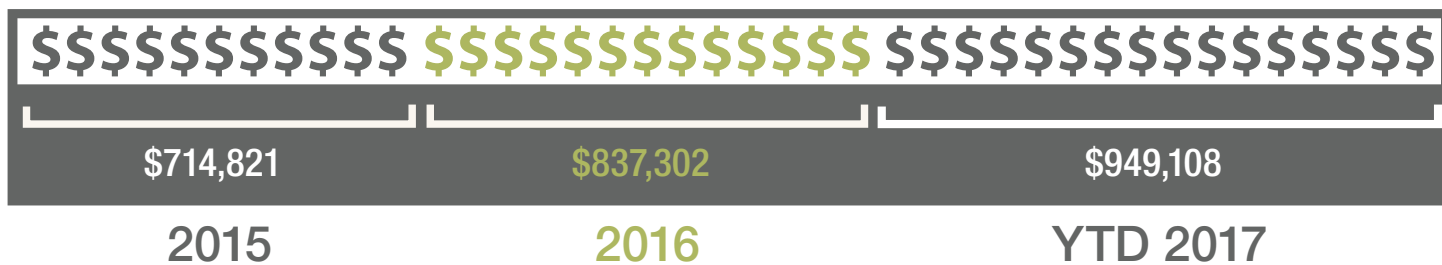




# WHAT'S IN THE AREA



(Statistics are from TREB and represent Condos)



the  
**BREL**team

[getwhatyouwant.ca](http://getwhatyouwant.ca)



KRISTIN SHENSEL  
Sales Representative  
the BREL team  
416.938.0658  
[kristin@getwhatyouwant.ca](mailto:kristin@getwhatyouwant.ca)



HALINA BUCCHINO  
Sales Representative  
the BREL team  
416.922.5976  
[halina@getwhatyouwant.ca](mailto:halina@getwhatyouwant.ca)

**SAGE**

Sage Real Estate Ltd., Brokerage  
3091 Dundas Street West, Toronto, ON  
Office: 416.483.8000 Fax: 416.483.8001