

190 ONTARIO STREET

3 + 1 BED + 3 BATH

1414 SQ FT + 494 SQ FT
BELOW GRADE

2 PARKING SPACES
OFF THE LANE

2-SUITE TOWNHOME

Listed by
Halina Bucchino, Sales Representative



LOVE IT OR LEASE IT IN EAST DOWNTOWN

This must-see 2- suite townhome gives you options galore. With a spacious and livable floor plan, you have room to grow as a family while pocketing income from the private basement apartment, (taking advantage of the income benefits of a duplex with the coziness of a house). You can live in and renovate to take the whole home for yourself or rent both units (short-term or monthly). This 23-year-old home has two suites -3 bedrooms above grade and one bedroom/studio suite in the basement. There are three bathrooms and separate laundry facilities within each unit. And it's just about as close to downtown as you can get. Stainless steel appliances in the main kitchen. Open concept living and dining, with access to the basement from the upper level that can act as a nanny or in-law suite, or easily be sealed off. You'll find hardwood on the main and 3rd storey. Laminate floors in the basement and broadloom on the second floor. And a fab outdoor space with a shaded backyard and third storey deck for extra privacy, a newer deck off of the backyard, plus access to 2 car parking! The front yard is behind a wrought iron gate and is soft scaped for easy maintenance.

Steps to St Lawrence Market, Distillery District, Eaton Centre and Financial District, cut your commute time down and enjoy more of what you love about life. In a truly gentrifying neighbourhood, you'll have all the possibility of the future with a much more reasonable price tag.

WHAT ARE THE 5 BEST THINGS ABOUT THIS HOME?

1. The basement apartment is a great feature: nanny suite, Airbnb if someone wants to be more hands-on, or an income suite that is self-sufficient OR convert into additional storage and/or family rec room, but there is plenty of room upstairs. It has its own separate laundry too.
2. There have been numerous small upgrades to the home and all appliances and HVAC have been cared for by Enercare Protection Plan and serviced each year.
3. The 3 bedrooms in the upper unit are all a great size with lots of light and storage. One can comfortably fit a double bed or larger in each bedroom.
4. The master suite with its own ensuite bath and private deck also has a door at the bottom of the stairs for additional privacy.
5. The home is only 23 years old so it has good bones and the above average home inspection supports that. Brick structure with a great layout, no wasted space in this 3 storey townhouse.

190OntarioSt.com

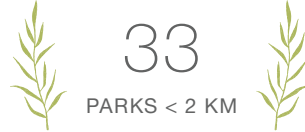


MOSS PARK

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



33
PARKS < 2 KM
GREEN SCENE



RAIL LINES < 1 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 1 KM

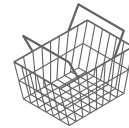
CAR SHARE



FIDO FACTOR

4 < 1 KM

GROCERY STORE



115

CAFÉS < 1 KM



JAVA JOLT

12

STARBUCKS < 1 KM



MAKING THE GRADE
LORD DUFFERIN JR & SR PS
JARVIS CI
CENTRAL TECHNICAL SCHOOL



280+
RESTAURANTS & PUBS < 1 KM
WHAT'S ON THE MENU

the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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