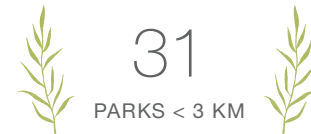


## OAKWOOD-VAUGHAN

### NEIGHBOURHOOD AT A GLANCE



TRANSIT SCORE



PARKS < 3 KM  
GREEN SCENE



RAIL LINES < 1.5 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 2.5 KM

CAR SHARE



FIDO FACTOR

1 < 1 KM

GROCERY STORE



57

CAFÉS < 2 KM



JAVA JOLT

3

STARBUCKS < 2 KM



MAKING THE GRADE  
JR WILCOX CS  
OAKWOOD CI  
GEORGE HARVEY CI



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.

Matthew Shapiro & Tyson Café-Ruoff  
Sales Representatives  
office: 416.274.2068

direct: 647.501.5655 & 647.657.3136

[matt@getwhatyouwant.ca](mailto:matt@getwhatyouwant.ca) & [tyson@getwhatyouwant.ca](mailto:tyson@getwhatyouwant.ca)

# 536 LAUDER AVE

SEMI-DETACHED 3 STOREY

PRIVATE DRIVE WITH 2 SPOTS

3 BED + 3 BATH

1,416 SQ FT  
+ 664 SQ FT BELOW GRADE

Listed by

Matthew Shapiro & Tyson Café-Ruoff, Sales Representatives



GetWhatYouWant.ca



# THE POSSIBILITIES ARE ENDLESS ON LAUDER AVE

Looking to own? Looking to landlord? Looking to expand? Start your search here. This income property on Lauder Ave offers three potential apartments so you can live in one and have the other 2 pay your mortgage. The home has had almost \$60,000 in upgrades so you're all set to hit the ground running. Waterproofing, plumbing, windows, basement flooring — all done! Plus new stucco too. The corner lot offers potential to expand! Both the basement and second floor have separate entrances so you're ready to find tenants and reap the rewards — your mortgage paid while you live in the main floor suite with high ceilings and great light. No need to fight for parking with your tenants, the private drive has 2 parking spots. Plus there's a patio and pond with Koi Fish when you're looking to relax outside.

## Get Your List and Check These Off

- Have others pay your mortgage! This home has income potential galore with the option for 3 apartments
- Corner lot! This added even more potential to add on or extend.
- Great high ceilings on main floor give you a comfortable living space.
- Basement & second floor has separate entrance so you have your privacy
- Turnkey thanks to recent upgrades! Just move in (or have your tenants move in) and enjoy!



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