

WELCOME TO  
**4 ROWLEY AVENUE**



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ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

Welcome to

# 4 ROWLEY AVENUE

## Features of this Home and Neighbourhood

- Purpose built triplex in prime Bayview and Eglinton Area
- Excellent cap rate of over 5%
- Extensively renovated with new kitchens, bathrooms, flooring and more
- New appliances throughout
- Common laundry area
- Storage lockers for each unit
- Double detached two car garage
- Easy street parking
- Backs onto a beautiful park
- Just minutes to local shops, restaurants and TTC

## Recent Improvements:

- Extensive soundproofing between units (2013)
- All new plumbing (2013)
- New panels (2013)
- New pot lights (2013)
- New bathrooms (2013)
- New kitchens (2013)
- New stainless steel appliances (2013)
- New durable laminate wood floors throughout (more dent and stain resistant than solid or engineered hardwood flooring (2013)
- Painted throughout (2013)
- New roof on garage (2012)
- New internet accessible video security system – currently not in use (2012)
- New gas boiler (2011)

## Additional Information:

- Inclusions:** Three fridges, three stoves, two hood fans, one built-in microwave with built-in fan, one Whirlpool dishwasher, one General Electric dishwasher, Inglis washer, General Electric front load dryer, all electric light fixtures, all window coverings (except where excluded), one window air conditioning unit and gas boiler and equipment.
- Exclusions:** Wine fridge and microwave in main floor unit, hanging mirror, built-in shelves and coat hooks in lower level apartment foyer, built-in shelf, speakers and speaker shelves in lower level apartment living room and drapes in lower level apartment master bedroom.
- Rental Items:** Hot water tank.
- Heating:** Hot water gas.
- Cooling:** Window air conditioning unit.
- Lot:** 22.42 feet by 120 feet.
- Parking:** Detached double garage.
- Possession:** Flexible.

Offered for Sale at \$1,200,000

**Main Floor Apartment – Completely Renovated in 2013**

(Two bedroom apartment consisting of 980 square feet)

Currently rented at \$2,000 per month (plus utilities) until June 15, 2014.

Tenant would like to stay.

**Foyer**

- Tile floor
- Closet

**Living Room**

- Durable laminate wood floor
- Pot lights
- Large picture window
- Open to dining room

**Dining Room**

- Durable laminate wood floor
- Overlooks living room
- Open to kitchen

**Kitchen**

- Renovated
- Tile floor
- Stainless steel appliances
- Stone countertop
- Lots of cupboard space
- Tile backsplash
- Undermount lighting
- Soft close cabinetry
- Double undermount sink
- Peninsula overlooking dining room
- Large window
- Large pantry closet with built-in shelves
- Overlooks dining room

**Master Bedroom**

- Durable laminate wood floor
- Double closet
- Large picture window overlooking park

**Linen Closet with built-in shelves**

**Second Bedroom**

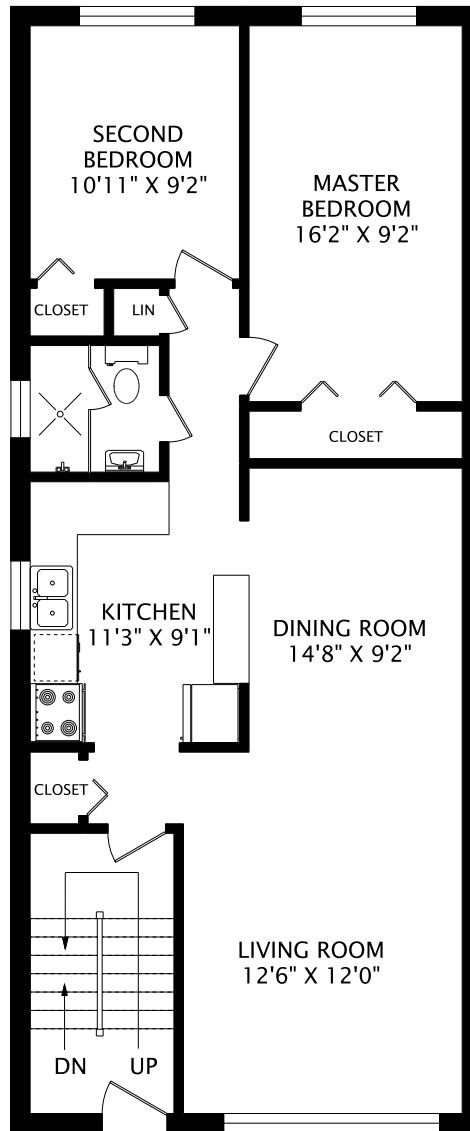
- Durable laminate wood floor
- Double closet
- Large window overlooking park

**Renovated Three Piece Bathroom with oversized glass shower and built-in medicine cabinet**

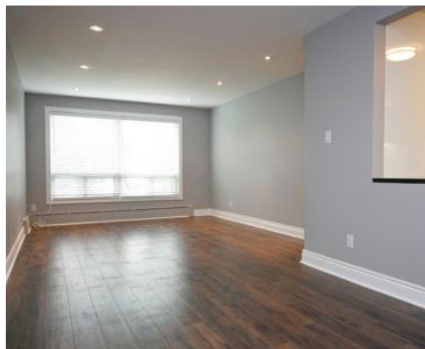
**Appliances**

- Stainless steel Whirlpool fridge, stainless steel General Electric stove, stainless steel Broan built-in hood fan and General Electric stainless steel dishwasher

# 4 ROWLEY AVENUE



MAIN FLOOR  
980 SQUARE FEET



**Second Floor Apartment – Completely renovated in 2013**

(Two bedroom apartment consisting of 980 square feet)

(This unit is currently vacant with estimated rental income of \$2,100 to \$2,200 per month)

**Foyer**

- Tile floor
- Closet

**Living Room**

- Durable laminate wood floor
- Pot lights
- Extra large windows overlooking front garden
- Open to dining room

**Dining Room**

- Durable laminate wood floor
- Open to living room
- Overlooks kitchen

**Kitchen**

- Renovated
- Tile floor
- Stainless steel appliances
- Stone countertop
- Lots of cupboard space
- Tile backsplash
- Undermount lighting
- Soft close cabinetry
- Large window
- Peninsula overlooking dining room

**Two Linen Closets**

**Master Bedroom**

- Durable laminate wood floor
- Large double closet
- Large, bright window overlooking park

**Second Bedroom**

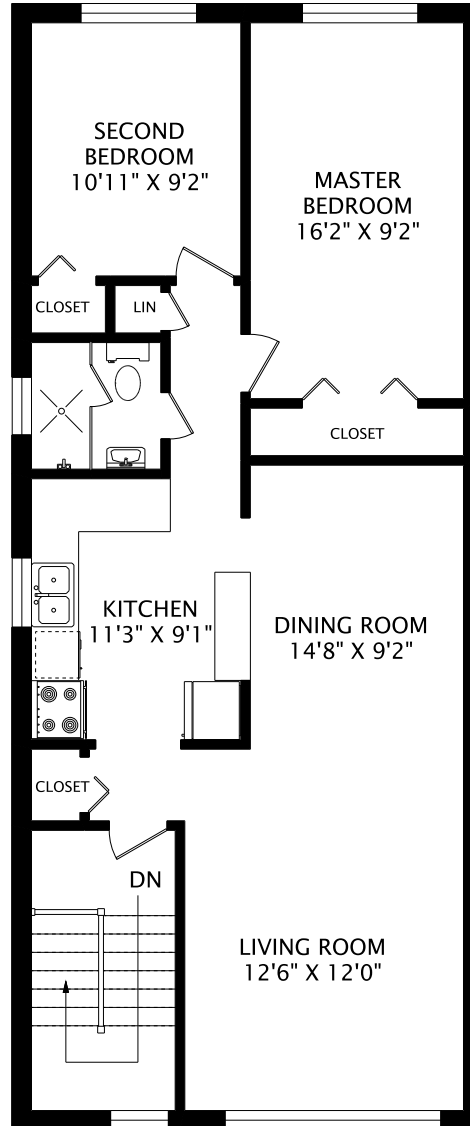
- Durable laminate wood floor
- Double closet
- Large picture window overlooking park

**Renovated Three Piece Bathroom with large glass shower and built-in medicine cabinet**

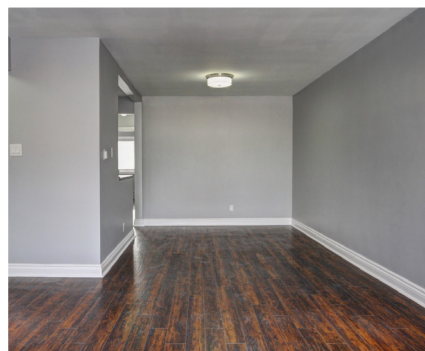
**Appliances**

- General Electric fridge, General Electric stove, Whirlpool dishwasher and General Electric built-in microwave with hood fan

# 4 ROWLEY AVENUE



SECOND FLOOR  
980 SQUARE FEET



**Lower Level Apartment – Completely Renovated in 2013**

(Two bedroom apartment consisting of 980 square feet)

Currently rented at \$1,600 per month (including utilities) until September 14, 2014

**Foyer**

- Durable laminate wood floor
- High ceiling

**Living Room**

- Durable laminate wood floor
- Pot lights
- High ceiling
- Open to dining room

**Dining Room**

- Durable laminate wood floor
- High ceiling
- Open to living room

**Kitchen**

- Renovated
- Tile floor
- High ceiling
- Stainless steel appliances
- Stone countertop
- Double sink
- Lots of cupboard space
- Tile backsplash
- Soft close cabinetry

**Master Bedroom**

- Durable laminate wood floor
- High ceiling
- Large picture window

**Second Bedroom**

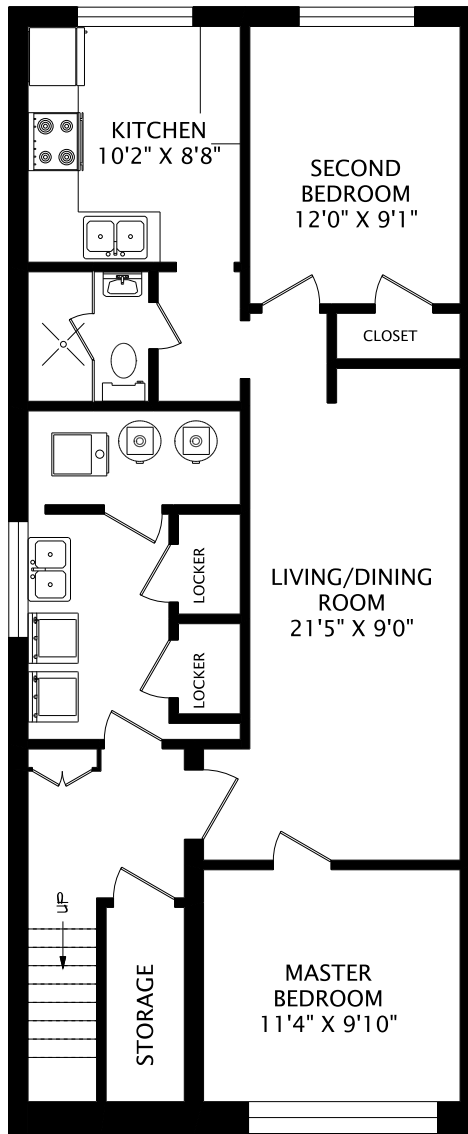
- Durable laminate wood floor
- Large double closet
- Large window

**Renovated Three Piece Bathroom with large glass shower and built-in medicine cabinet**

**Appliances**

- General Electric stainless steel fridge, General Electric stainless steel stove and built-in hood fan

# 4 ROWLEY AVENUE



LOWER LEVEL  
980 SQUARE FEET

