

# 244 ASHDALE AVENUE

Leslieville



## 244 ASHDALE AVENUE

A spacious and bright detached home in Leslieville. Fantastic curb appeal and plenty of green space. Excellent investment opportunity with three separate units, fully tenanted, separate entrances, flexible floor plan and many upgrades. The main floor one bedroom suite boasts hardwood

floors, a spacious eat-in kitchen with walk out to large deck. The upper level unit features a two-level layout with two generous sized bedrooms, spacious living room, an updated bathroom and walk out to private west facing terrace. Lower level apartment with separate entrance

includes a large master bedroom and walk in closet. Easy to convert back to a single-family home or keep as a great income property. Easy access to parks and public transportation. Walking distance to shops, parks, restaurants with all the amenities nearby.

## FEATURES

- Three independent self-contained suites with separate entrances
- Three hydro meters
- Ensuite laundry in each suite
- Great monthly rental rate. Fully tenanted
- One bedroom main floor suite. Large kitchen, eat-in area, plenty of storage space and walk out to deck
- Two storey upper level suite, two bedrooms, large principal rooms, den and a walk out to barbeque deck from the kitchen
- Spacious one bedroom lower level suite with walk in closet
- Updated bathrooms with custom finishes
- Above grade windows throughout lower level
- Close to shops and restaurants on Queen Street and Gerrard Street
- Neighbourhood schools include Roden Public School, St. Joseph Catholic School, and Monarch Park Collegiate Institute
- Wonderful parks nearby: Monarch Park, Greenwood Park, Woodbine Park and Ashbridges Bay Park. Great Park Amenities include off leash areas, outdoor pool, playground and skating rink
- Easy access to TTC and downtown

## RECENT IMPROVEMENTS

- New roof on south side peak (2016)
- New furnace and 60 gallon ventless water heater installed (2014)
- Flat roof (2014)
- Gutter and new gutter guards (2011)
- Front Porch painted (2011)
- Renovated main floor bathroom (2011)
- Hardwood floor installed main and upper unit (2011)
- Renovated upper level bathroom (2010)
- Renovated lower level bathroom (2010)
- Installed 3/4 inch delivery pipe (2003)
- Separation of the three units (2003)

# MAIN FLOOR UNIT

---



## Separate Entrance

### Living Room

- Hardwood floor
- Wall-to-wall closet
- Bay window
- Great space

### Updated Kitchen

- Spacious eat-in kitchen
- Hardwood floor
- Pot lights
- Plenty of storage and counter space
- Double sink
- Walkout to large deck and backyard

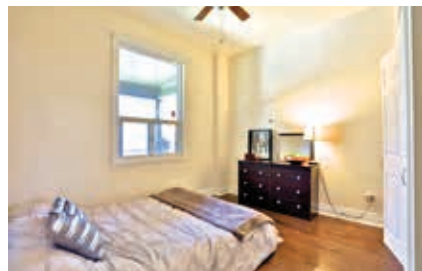
### Master Bedroom

- French doors
- Hardwood floor
- Large double closet
- Overlooks front garden

### Three Piece Bathroom

- Tile floor
- Walk-in shower with tile surround and glass enclosure
- Sconce

### Ensuite Laundry



# SECOND FLOOR APARTMENT

---

## Separate Entrance

### Living Room

- Spacious
- Hardwood floor
- Dining area
- Closet

### Kitchen

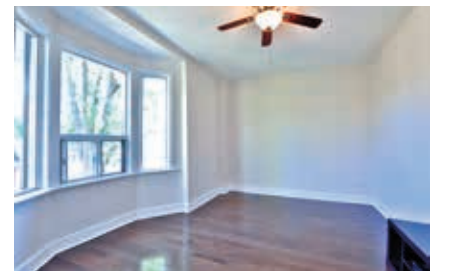
- Hardwood floor
- Plenty of storage
- Ample counter space
- Walkout to deck overlooking backyard

### Master Bedroom

- Hardwood floor
- Large bay window overlooking front garden
- Closet

### Four Piece Bathroom

- Travertine floor
- Tub and shower combination with subway tile surround
- Cabinetry with marble countertop
- Sconce



# THIRD FLOOR

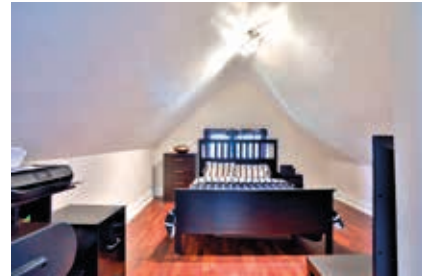
## Second Bedroom

- Laminate hardwood floor
- Overlooks front garden
- Closet

## Den

- Laminate hardwood floor
- Overlooks backyard

## Ensuite Laundry



# LOWER LEVEL APARTMENT

## Separate Entrance

## Living Room

- Polished Travertine floor
- Pot lights
- Open to kitchen
- Above grade window

## Kitchen

- Polished Travertine floor
- Plenty of storage
- Pot lights
- Open concept



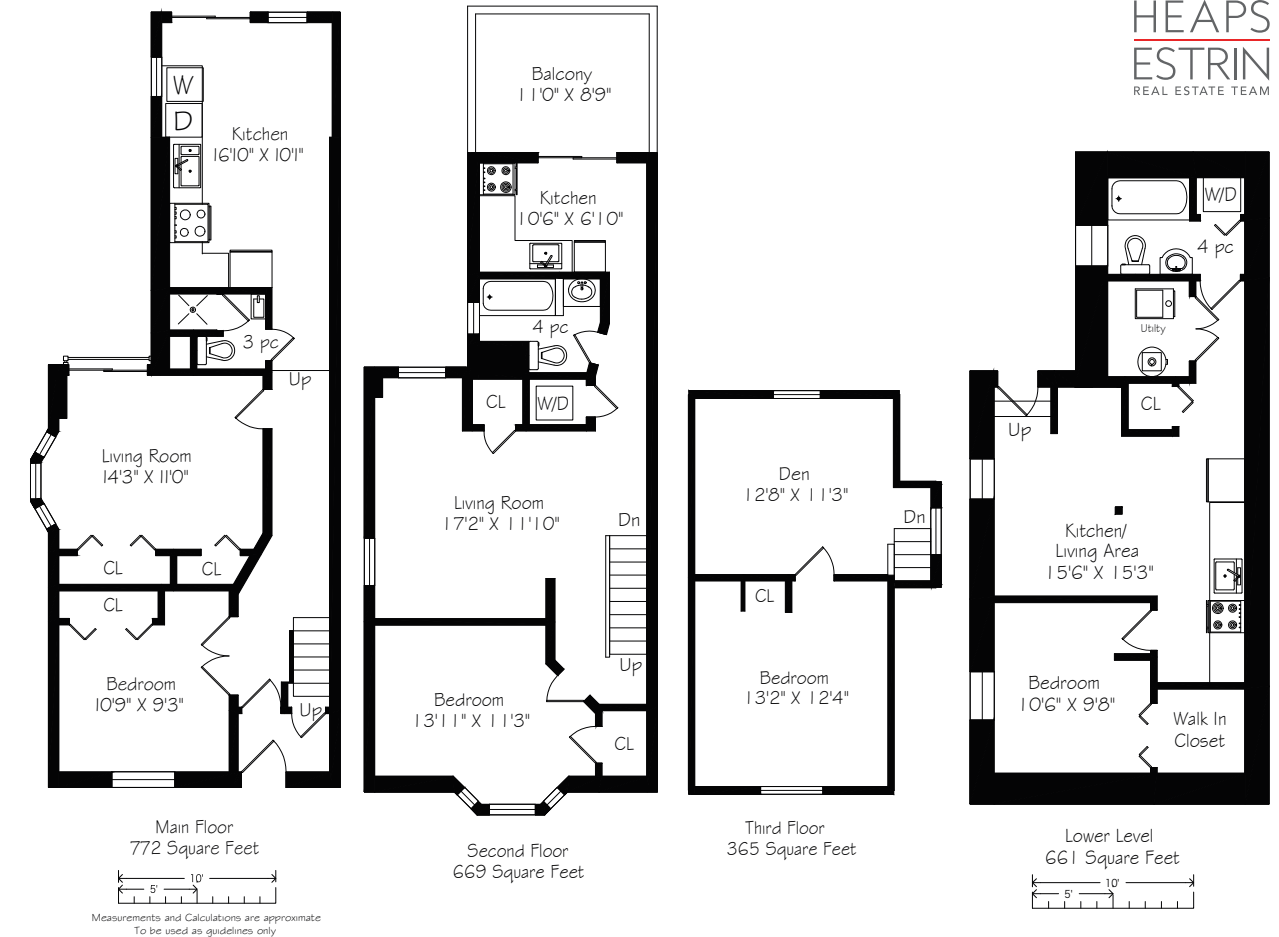
## Bedroom

- Ceramic tile
- Pot lights
- Walk-in closet
- Above grade window

## Four Piece Bathroom

- Polished Travertine floor
- Tub and shower combination with tile surround and honed marble
- Plenty of storage
- Above grade window

## Ensuite Laundry



# ADDITIONAL INFO

**Inclusions:** Three refrigerators, three stoves, three washers, three dryers, all electrical light fixtures, two outdoor sheds gas burner and equipment.

**Exclusions:** Curtain rods and all window coverings

**Rental:** Hot water tank.  
**Lot:** 25 feet by 114.75 feet.  
**Parking:** Permit parking.  
**Heating:** Forced air gas.  
**Taxes:** \$4,371.83 (2017 annual).  
**Possession:** 30 days or to be arranged.

FOR MORE INFORMATION, PLEASE VISIT [244ASHDALEAVENUE.COM](http://244ASHDALEAVENUE.COM)

OFFERED FOR SALE AT **\$1,050,000**

# HOW CAN WE HELP?

---

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and Top 5 in Canada for Royal LePage.

## HEAPS ESTRIN TEAM

---

416.424.4910

[info@HeapsEstrin.com](mailto:info@HeapsEstrin.com)

[www.HeapsEstrin.com](http://www.HeapsEstrin.com)



Royal LePage Real Estate Services Heaps Estrin Team, Brokerage  
Independently Owned and Operated

---

\*For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.