



# HEAPS ESTRIN

REAL ESTATE TEAM



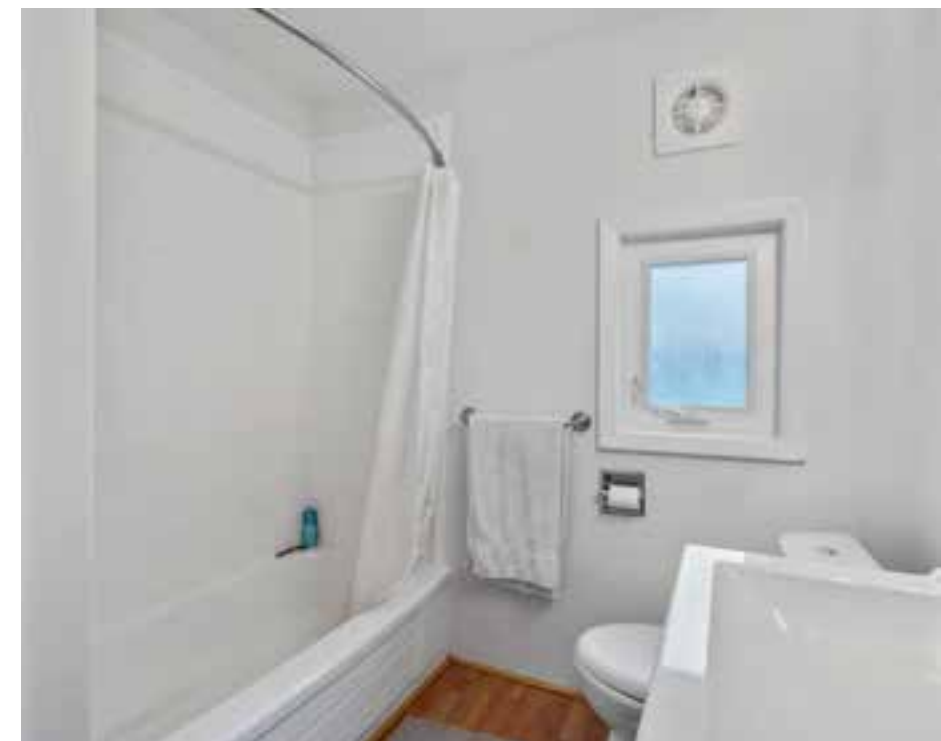
112 Pricefield Road



## 112 Pricefield Road

Enjoy this unique and versatile Rosedale home at 112 Pricefield Road. Currently configured as three separate units, this property offers the chance to add to your investment portfolio, move into one suite and earn income from the others or create your dream single-family home. The possibilities are endless.

With a generous 3,285 square feet, this expansive layout provides an ideal chance to either reside in the home while exploring its potential or transform it back into a single-family configuration of your dreams. A rare opportunity to enter the Rosedale market at an attractive price point and customize to suit your needs - either now or in the future. The prime location of this property means you're just a short stroll away from Yonge Street, parks, ravines, and prestigious schools. Don't miss out on this extraordinary chance to make your dream home a reality in the heart of one of the city's most coveted neighborhoods.

















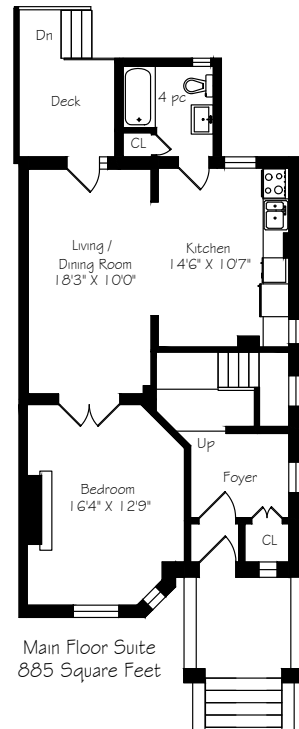




# Features

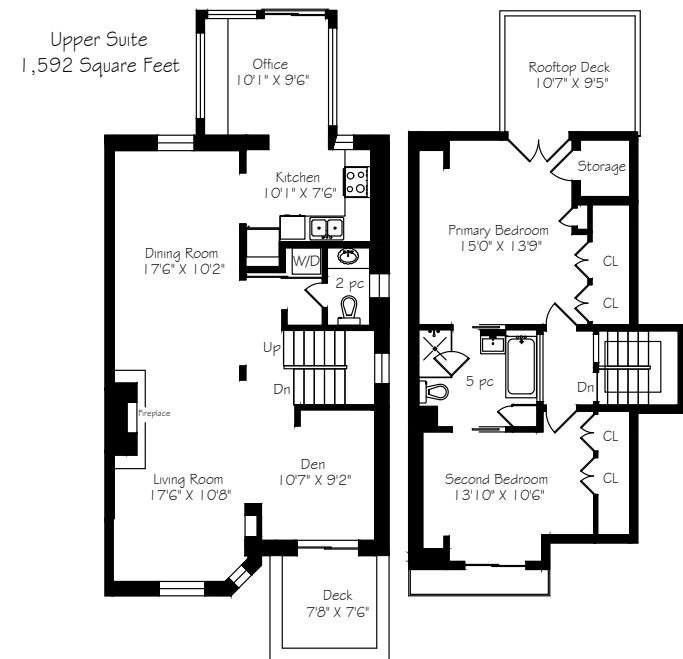
## MAIN FLOOR SUITE

- Convenient Deck at the Front of the Suite
- 885 Square Feet
- 9' Ceilings Throughout
- Rental Income: \$2,400.00/Month(2023). This amount does not include electricity. It is the responsibility of the tenant to pay for all of their own utilities, including electricity, phone, cable and internet. The current tenant's lease term ends on November 29th, 2023.
- One Parking Spot Included



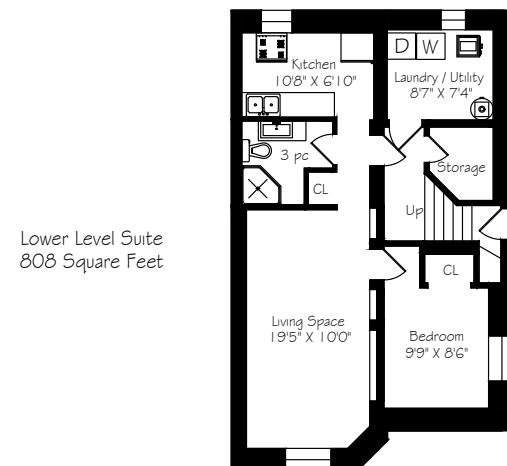
## UPPER SUITE : SECOND & THIRD FLOORS

- Open Concept Layout
- 1,592 Square Feet
- 8'8" Ceilings Throughout
- Rental Income: \$2,650.00/Month(2023). This amount does not include gas or electricity. It is the responsibility of the tenant to pay for all of their own utilities, including gas, electricity, phone, cable and internet. The current tenant is month to month.
- One Parking Spot in the Garage Included



## LOWER LEVEL SUITE

- 808 Square Feet
- 6'6" Ceilings Throughout
- Rental Income: \$1,050.00/Month (2023)  
The current tenant is month to month.



## INCLUSIONS

- All Appliances (Unless Owned by Tenants):
  - Main Floor Suite: GE Refrigerator, LG Dishwasher, Allure Range Hood, GE Stainless Steel Stove, Frigidaire Refrigerator
  - Upper Suite: LG Stainless Steel Refrigerator, Bosch Stainless Steel Dishwasher, Maytag Stainless Steel Stove, Broan Range Hood, LG Washer and Dryer
  - Lower Level Suite: Frigidaire Refrigerator and Hotpoint Stove, Hotpoint Washer, Whirlpool Dryer
- All Existing Electric Light Fixtures (except those belonging to tenants)
- All Existing Window Coverings, Blinds, and Curtain Rods (except those belonging to tenants)
- Gas Boiler and Equipment
- Split System Air Conditioners and Equipment

## EXTERIOR

- A two-car garage with structural capacity for accommodating a rooftop terrace

## EXCLUSIONS

- Tenants Belongings

## RENTALS

- Hot Water Tank at \$27.35/Month

# Details

## LOT SIZE

27.12 Feet by 112.66 Feet

## TAXES

\$11,386.62 (2023)

## POSSESSION

30-60 days or to be arranged

## HEATING

Gas Boiler & Equipment

## COOLING

Split System Air Conditioners and Equipment

## DRIVEWAY

Mutual driveway with two parking spaces in the detached garage with an additional two spaces in the driveway



# HEAPS ESTRIN

REAL ESTATE TEAM

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.

---



**Cailey Heaps**

B.Comm.

BROKER OF RECORD

416.424.4910

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



**Michael McLachlan**

REAL ESTATE AGENT

647.339.4337

[Michael.McLachlan@HeapsEstrin.com](mailto:Michael.McLachlan@HeapsEstrin.com)

---

**HEAPSESTRIN.COM**



Follow us to learn more about our exclusive listings, events and contests.

---

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.

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