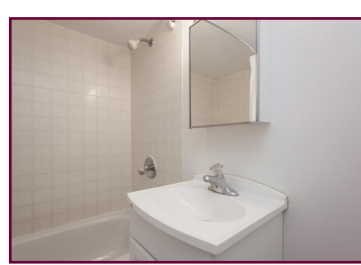
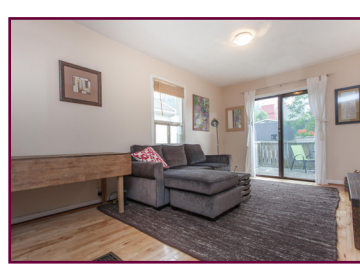
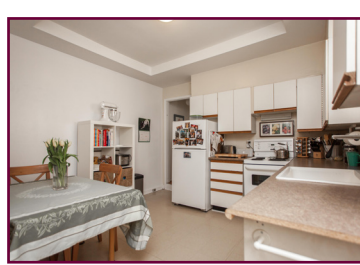




327 Howland Avenue Upper Annex



Check out the YouTube video at www.LovelyTorontoHomes.com

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 Jennifer Palacios
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 Tyler Delaney
 Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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Annex Beauty Live In~With Rental Income

This detached 2 storey with plenty of parking boasts many possibilities! Currently a duplex with 2 spacious comfortable self contained apartments.

- Ideal to live in spacious main/basement with rental income from 2nd floor (or vice versa).
- Or 2 siblings/friends/family members can pool their money and get into a freehold home and each live in own suite.
- Investor could rent out all 3 floors and bank your money in one of the best locations.
- Or easy to convert back to single family, with a basement nanny/in-law suite option, in a prime school catchment!

Situated in a superb central downtown location in the "Upper Annex" nearby Casa Loma, U of T, Yorkville & Wychwood Barns! Very family oriented 'hood - convenient walk to Dupont subway station, great shops, restaurants, schools and parks.

Some of the Highlights & Modern upgrades include:

- Great floors plan for many uses - easy to convert to single family
- Rebuilt stone front porch, with fashionable railing, plus interlocking front gardens, path and front pad
- Walk-outs on the main & second floor to lovely, big decks
- Potential to create a sweet grassy yard area
- Fab open concept 2nd floor living area
- Skylight in the second floor bedroom
- Whole house very bright and light
- Terrific tall ceilings on main floor
- Hardwood floors on main and 2nd floor
- Upgraded laminate water-proofed flooring in the lower level
- Easily create basement apartment (has separate walk-out & 3 piece bathroom) or just enjoy the beauty of having that extra space for a nanny's suite/visiting relatives/teenager haven
- Lots of parking is a rare commodity! Detached 2 car garage with remote & electricity as well as private front pad parking for 1 car

- 2 laundry areas on the main and second floor
 - Maintenance free yards & decks
 - Many worry free mechanicals & systems (including no knob and tube, water main, roof & furnace)
- See home inspection for full report and peace of mind

Location! Location! Location!

Quiet upper Annex pocket proudly known as the vibrant Tarragon Village!

- Tight well-knit cohesive community is home to many families of successful business people, prominent artists, community leaders and University of Toronto faculty who enjoy its diversity.
- Great relationship with responsive city councillor! Special private street festival each year!

Sought after school district!

- Popular Hillcrest P.S., Brown P.S. (French Immersion), Winona Dr Sr P.S. nearby Loretto College School, Royal St. Georges College, University of Toronto, George Brown College.

Parks & Recreation!

- One block over on Albany is the wonderful Cawthra playground park for all the neighbourhood kids, or Jean Sibelius, Bill Bolton skating rink & hockey league, Vermont Square & Christie Pits.
- Unique proximity to art, culture, sporting venues including Wychwood Barns, U of T Athletic Centre, Casa Loma, The Jewish Community Centre, The Native Canadian Centre of Toronto, Royal Ontario Museum, Royal Conservatory's new Koerner Hall, Spadina Road Public Library, Annex Dance Academy, St. Alban's Boy's & Girls Club, to name but a few!
- Enjoy the diverse calendar of shows at the famous Tarragon Theatre!

An eclectic mix of ethnic restaurants, delightful shops & boutiques!

- Many great local restaurants like Fanny Chadwick's, Corner House, Dos Amigos, Indian Rice Factory plus a mix of restaurants, delightful shops & boutiques, and specialty stores along Bloor and desirable restaurants/bars a short walk away at Dupont/Spadina/Bathurst.
- Specialty stores along Bloor and desirable restaurants/bars a short walk away at Dupont/Spadina/Bathurst.
- For every day needs - close by Loblaws, LCBO, Shoppers Drug Mart & Tim Horton's as well as Wychwood Barns farmers market.

GO Green! Well served by public transit!

- Subway stations at Spadina and at Bathurst on the Bloor Danforth line, and at Dupont Street, on the Yonge-University-Spadina line.
- Conveniently located to get uptown or downtown in mere minutes!

Bedrooms: 3	Baths: 3 (1 x 4 Piece on each level)	Possession: 60-90 Days/TBA	Approx Sq. Ft: 1850 (includes lower level)
Parking: Detached double car garage with electricity & remotes + keypad entry. Legal front pad parking for 1 car		Lot Size: 20 x 110.25 Feet	
2015 Approximate Annual Expenses:	Taxes: \$4526.45	Hydro: \$1563.00	Heating/Gas: \$1189.00
Water & Waste: \$663.00			
Note: Excellent main & 2nd floor tenants willing to stay or vacate with notice			
Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 2 sets of washers & dryers, electric light fixtures, window coverings, ceiling fan, garage remotes.			
Exclusions: All personal items belonging to the tenants. Rental items: Hot water tank			

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Upgrades & Improvements!

2013

- ~ Main floor kitchen upgrades (sink, faucet and dishwasher)
- ~ Basement updates include renovated bathroom, water proofed laminate flooring & light fixtures
- ~ Improved steps in separate basement outdoor entrance

2012

- ~ Improved water main to street
- ~ Updated electrical panel and breakers

2011

- ~ Installed high efficiency furnace

2009

- ~ Roof
- ~ Aluminum siding and eaves

