



19 GRANGE AVENUE

Sales Package

TABLE OF CONTENTS

- 3** Property Summary
- 4** Main House
 - Summary
 - Images
 - Floor Plans
- 12** Laneway Suite
 - Summary
 - Images
 - Floor Plans
- 16** Laneway Suite Building Permit
- 17** Financial Breakdown
- 18** Neighborhood Profile



PROPERTY SUMMARY

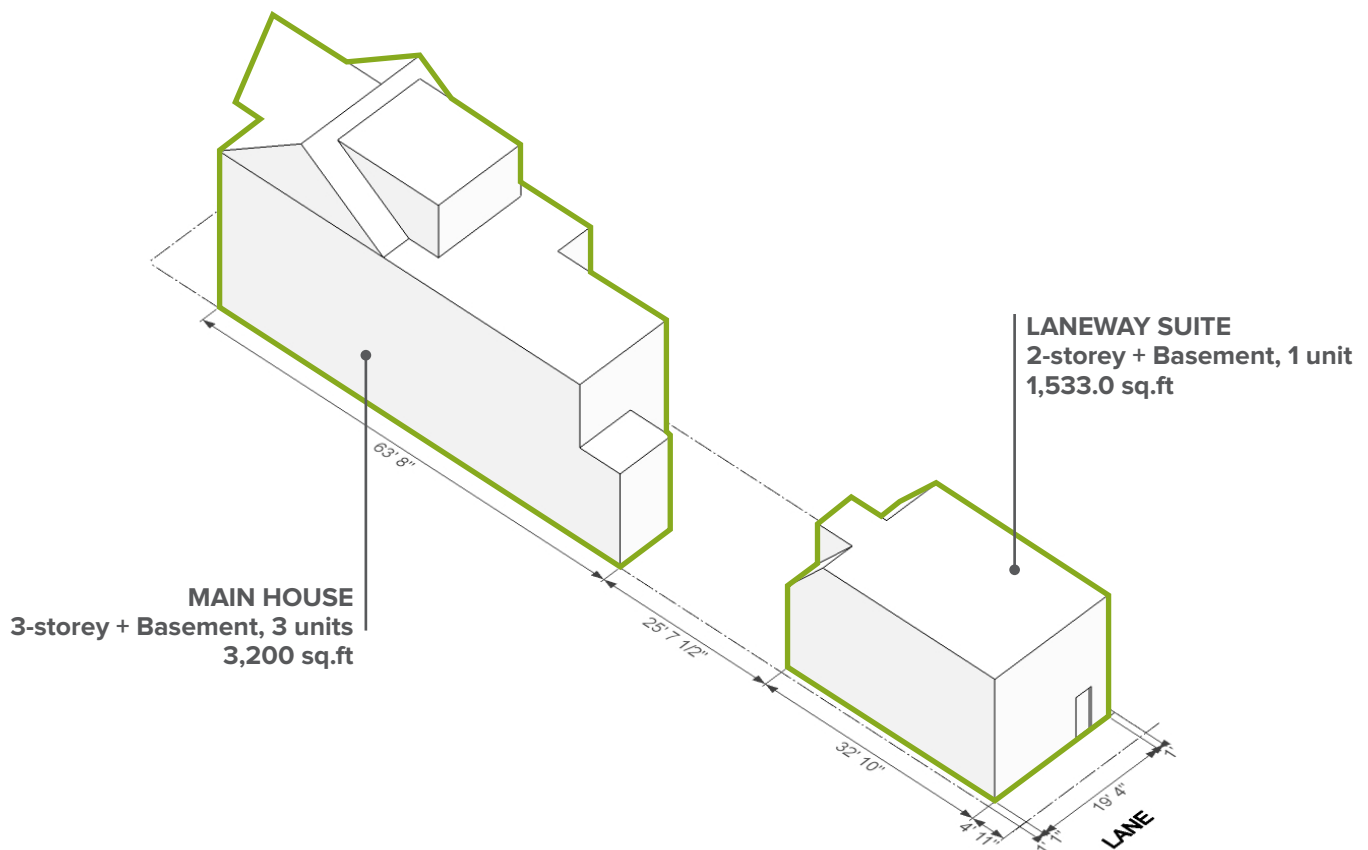
19 Grange Ave. is a centrally located property within the downtown core and is near the OCAD University campus. On the lot sits a 3-storey newly renovated 3,200 sf main home with rental units. A building permit is in place for a 2-storey, 4-bedroom, 3.5 bath, 1,500 sf laneway suite with a separate basement entrance. This property displays how by maximizing both the main home and laneway suite footprint, ample interior living space can be allocated towards rental gains in comfortably sized units.

FLOOR AREAS

INTERIOR FLOOR AREAS (MAIN HOUSE)			
FLOOR	UNIT A	UNIT B	UNIT C
THIRD	-	-	458.6 sq.ft (42.6sqm)
SECOND	-	-	912.7 sq.ft (84.8sqm)
GROUND	-	861.0 sq.ft (80.0sqm)	-
BASEMENT	967.7 sq.ft (89.9sqm)	-	-
TOTAL	967.7 sq.ft (89.9sqm)	861.0 sq.ft (80.0sqm)	1,371.3 sq.ft (127.4sqm)
MAIN HOUSE INTERIOR AREA TOTAL			3,200 sq.ft (297.3qm)

INTERIOR FLOOR AREAS (LANEWAY SUITE)		
FLOOR	UNIT D	
SECOND	528.0 sq.ft (49.0sqm)	
GROUND	558.0 sq.ft (51.8sqm)	
BASEMENT	447.0 sq.ft (44.3sqm)	
LANEWAY SUITE INTERIOR AREA TOTAL		1,533.0 sq.ft (145.1sqm)

MASSING



MAIN HOUSE

The newly renovated 3,200 sq.ft main home features three rental units.

IMAGES: EXTERIOR



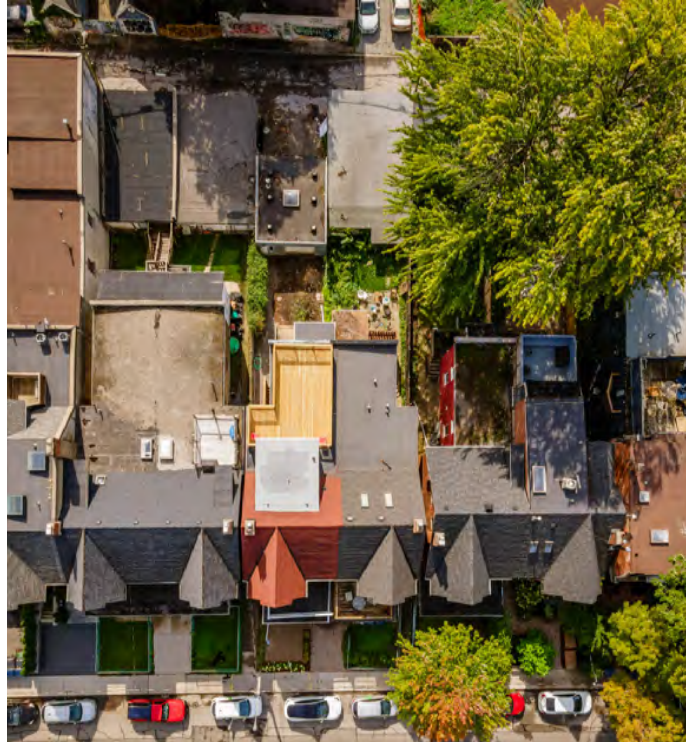
FRONT YARD



REAR YARD



STREET VIEW AERIAL

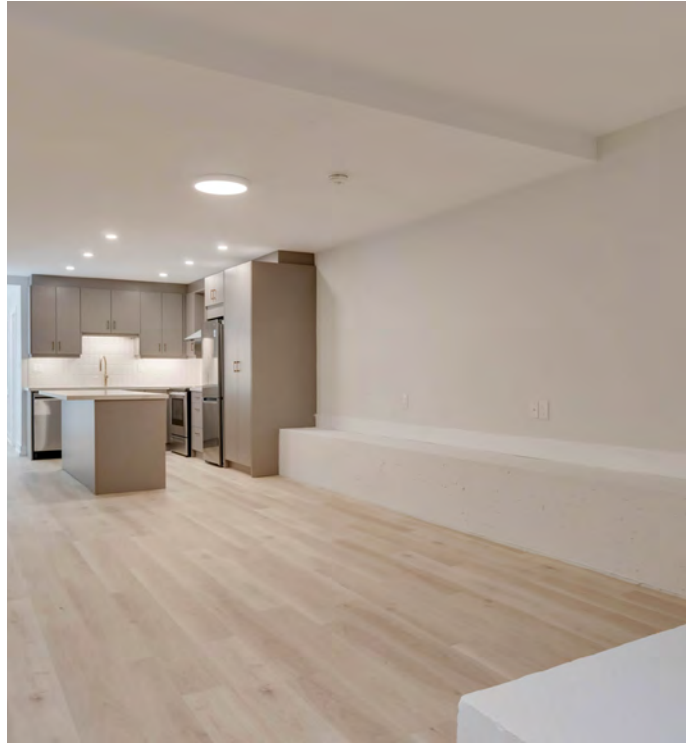


AERIAL

IMAGES: BASEMENT



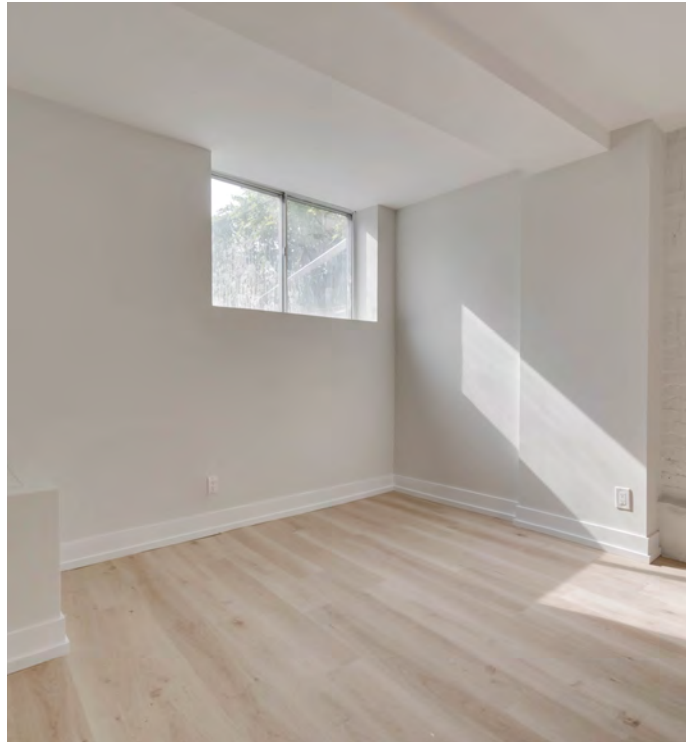
BASEMENT ENTRY



LIVING & KITCHEN



KITCHEN



BEDROOM

IMAGES: GROUND



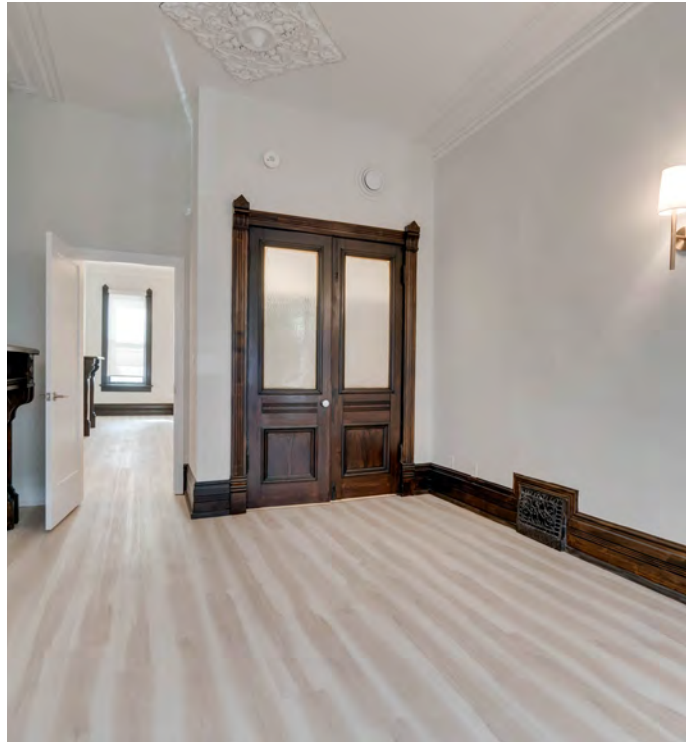
COMMON HALLWAY



LIVING & KITCHEN



BEDROOM



BEDROOM

IMAGES: SECOND FLOOR



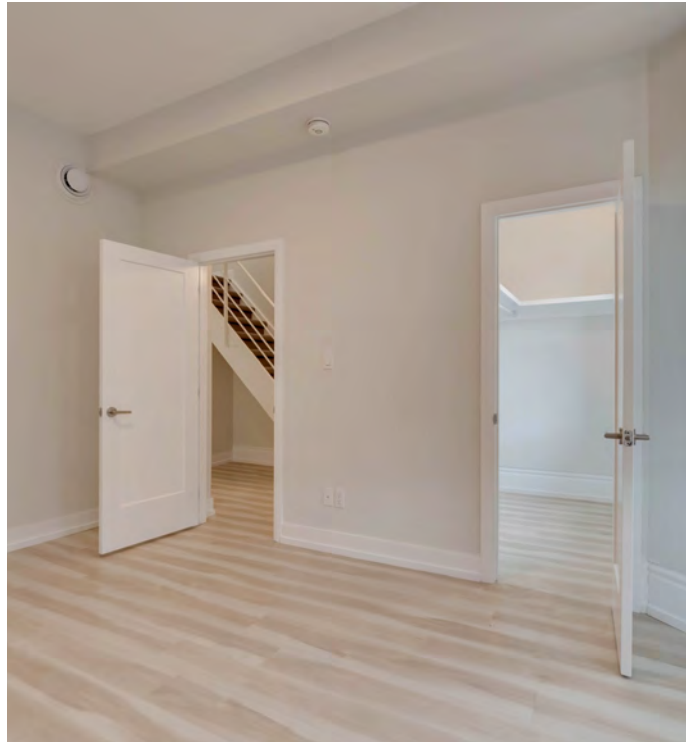
ENTRY & WASHER/DRYER



BATHROOM



BEDROOM



STAIRS TO THIRD FLOOR

IMAGES: THIRD FLOOR



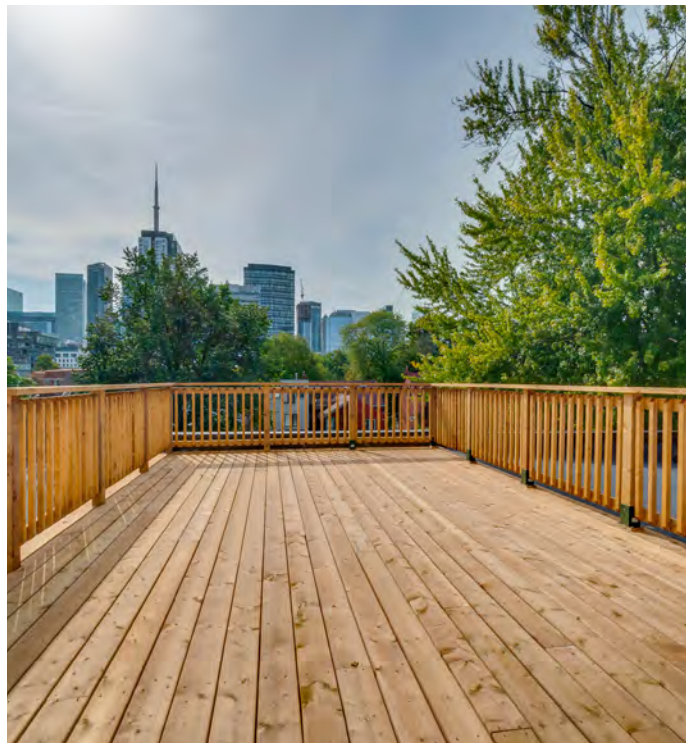
LIVING & KITCHEN



KITCHEN & TERRACE

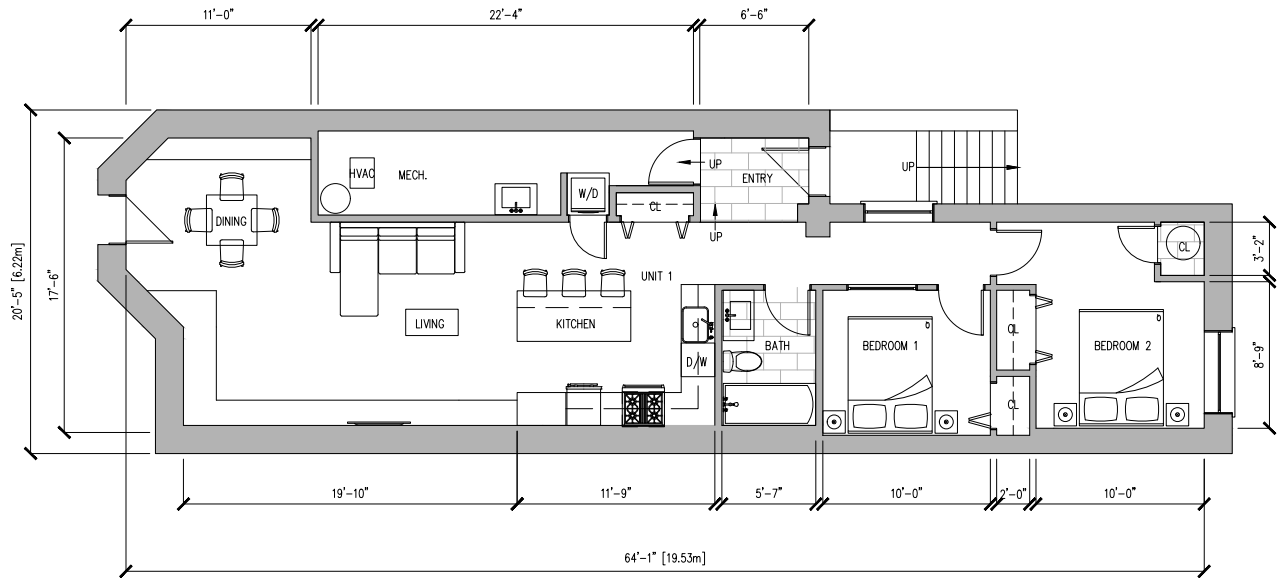


KITCHEN



TERRACE

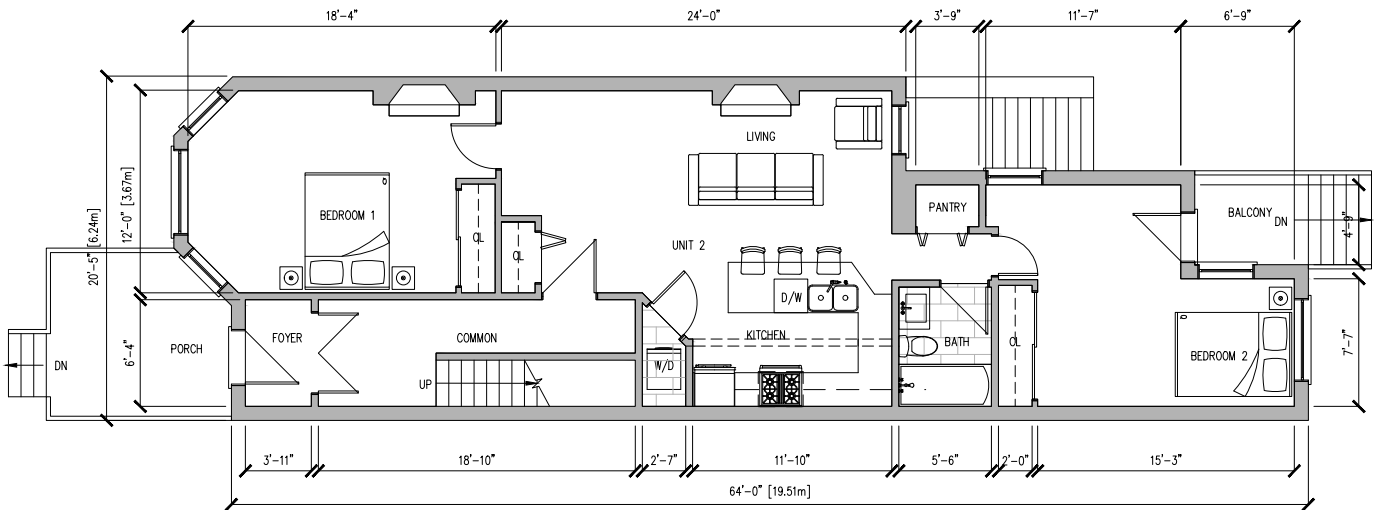
MAIN HOUSE FLOOR PLANS



BASEMENT

Interior Floor Area: 967.7sf (89.9m²)

2-bed, 1-bath w/ laundry

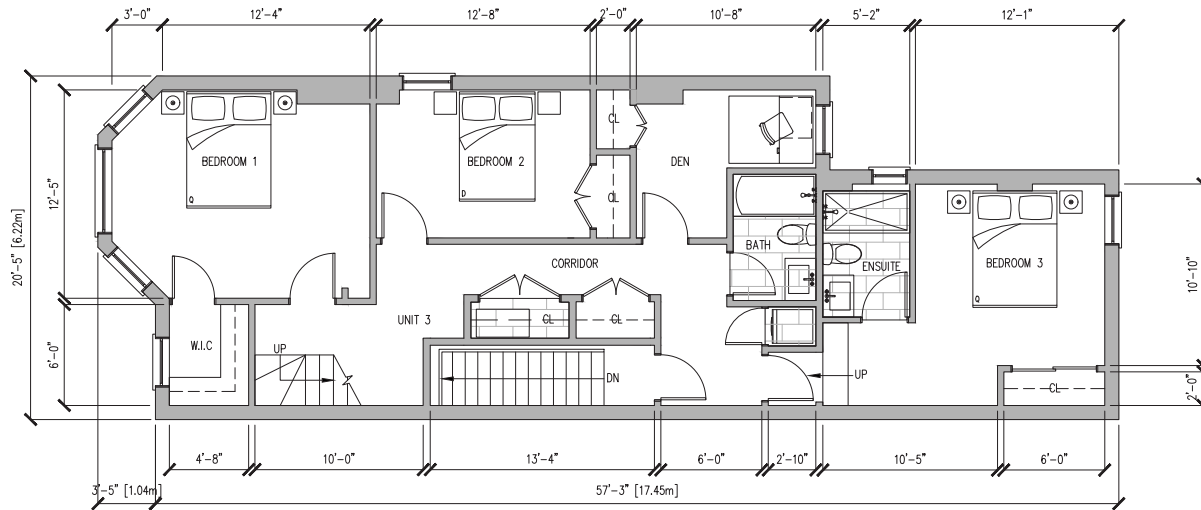


GROUND FLOOR

Interior Floor area: 861.0sf (80.0m²)

2-bed, 1-bath w/ laundry

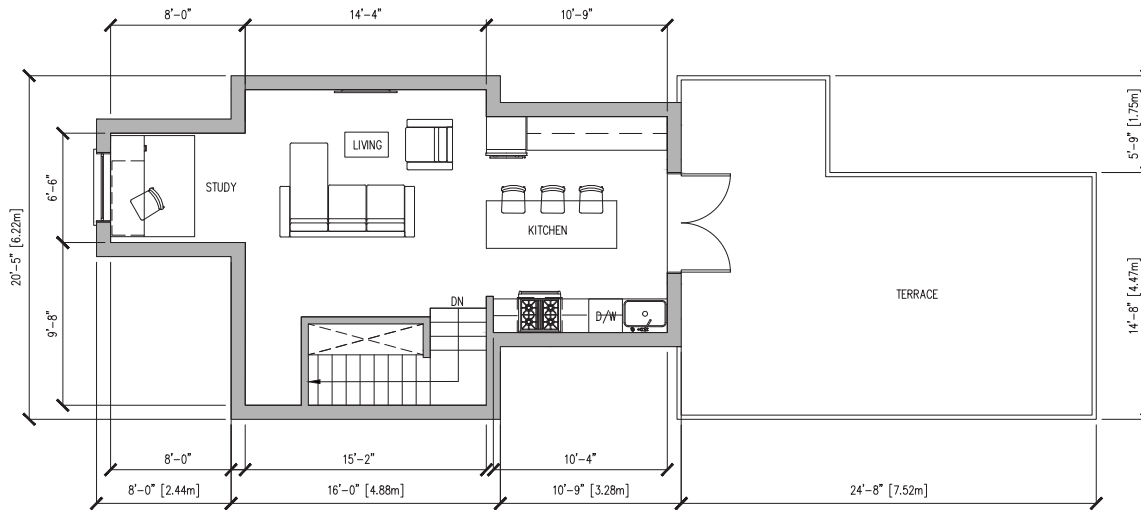
MAIN HOUSE FLOOR PLANS



SECOND FLOOR

Interior Floor area: 912.7sf (84.8m²)

3-bed + den, 2-bath w/ laundry



THIRD FLOOR

Interior Floor Area: 458.6sf (42.6m²)

Living areas & rooftop terrace

LANEWAY SUITE FLOOR PLANS

The 1,533.0 sq.ft laneway suite features a spacious 4-bed, 3.5 bath unit with laneway and basement entrances. Permits are in place for construction to begin immediately.

IMAGES

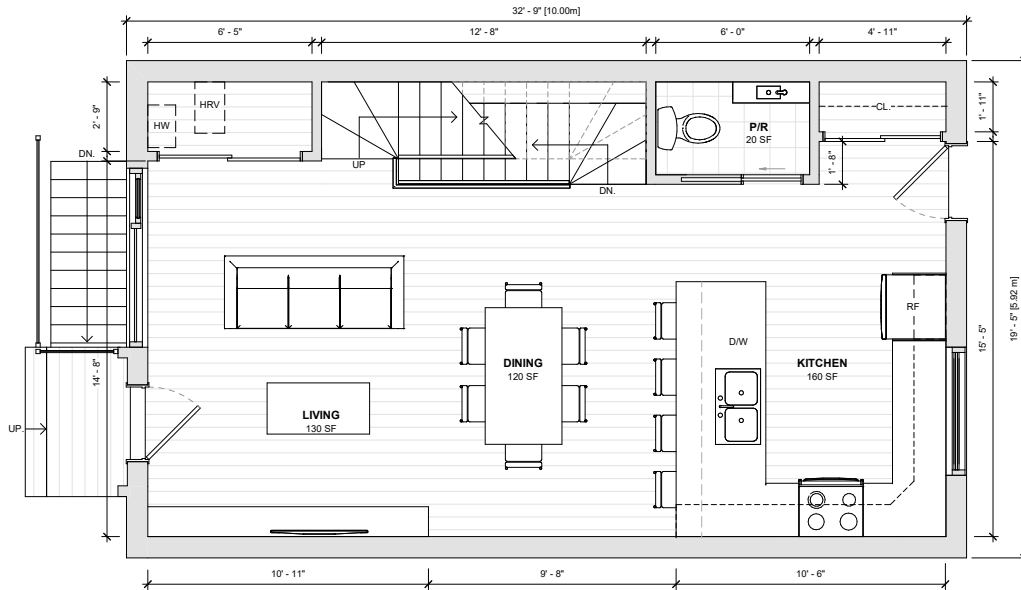


LANEWAY



REAR YARD

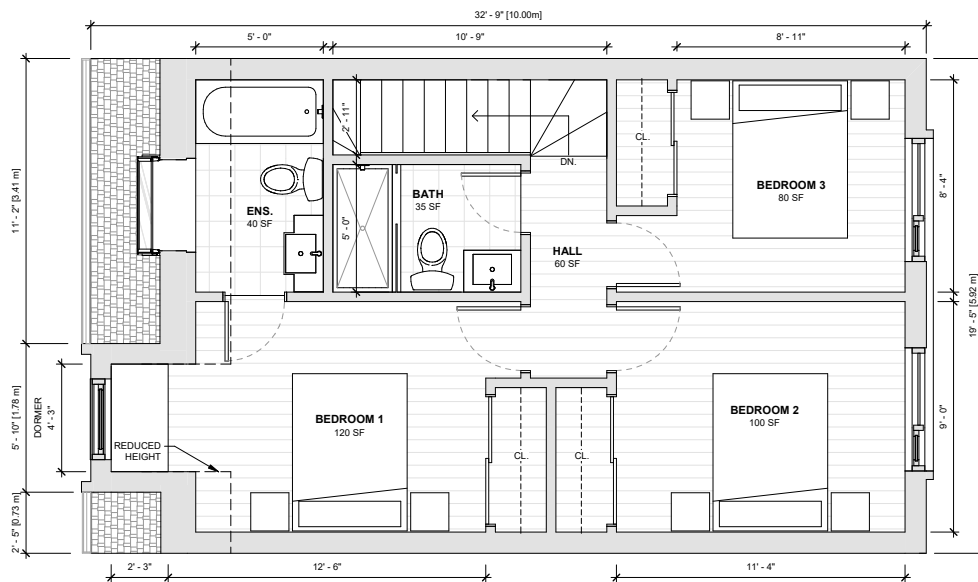
LANEWAY SUITE FLOOR PLANS



GROUND FLOOR

Interior Floor area: 861.0sf (80.0m²)

Living areas & powder room

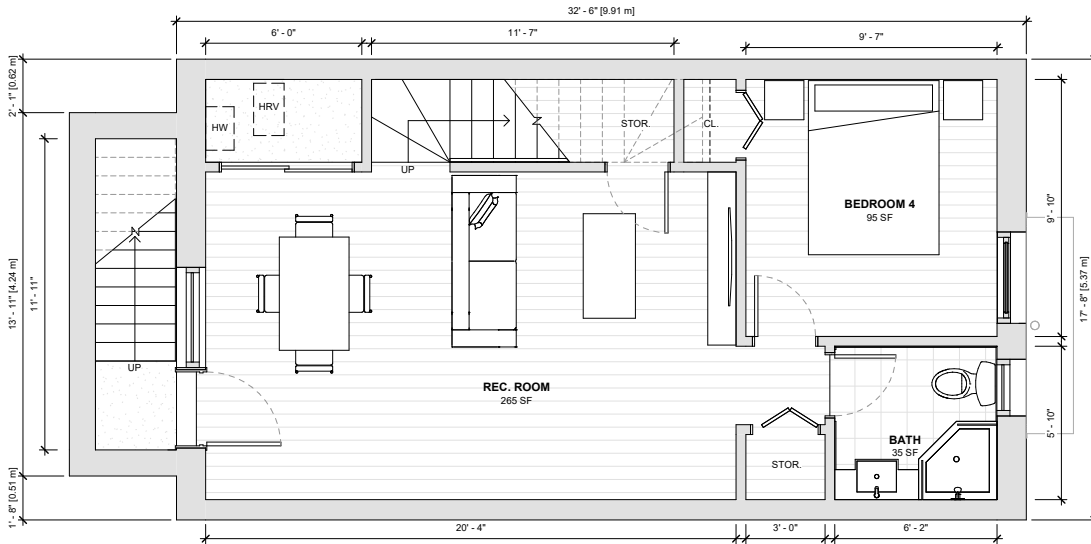


SECOND FLOOR

Interior Floor area: 912.7sf (84.8m²)

3-bed, 2-bath

LANEWAY SUITE FLOOR PLANS



BASEMENT

Interior Floor area: 861.0sf (80.0m²)

4th bedroom, full bath, separate basement entrance

LANEWAY SUITE BUILDING PERMIT

To view the complete drawing package please contact
 Nasma Ali (nasma@onegroupre.com)

ASSEMBLY SCHEDULE

WALLS/PARTITIONS

SKIN

FLOORS AND ROOF

ASSEMBLY TAGS

CONTACTS

PROJECT MANAGER

MECHANICAL DESIGNER

STRUCTURAL ENGINEER

ARCHITECT

KEY PLAN

BY-LAW DIAGRAM (SITE SECTION)

REAR ELEVATION OF EXISTING HOUSE

GENERAL NOTES

LANESCAPES

PERMITTED FOR PERMIT ELEVATOR

A0.0 s

PROPOSED 2-STOREY LANEWAY SUITE

PROJECT STATISTICS

LEGEND

TREE HOARDING

LANESCAPES

PERMITTED FOR PERMIT ELEVATOR

A0.1 s

FLOOR PLAN

ELEVATION

LEGEND

LANESCAPES

PERMITTED FOR PERMIT ELEVATOR

A1.0 s

FLOOR PLAN

ELEVATION

LEGEND

LANESCAPES

PERMITTED FOR PERMIT ELEVATOR

A1.1 s

FLOOR PLAN

ELEVATION

LEGEND

LANESCAPES

PERMITTED FOR PERMIT ELEVATOR

A1.3 s

TORONTO Building

Toronto and East York District
 1100 Queen Street West
 Toronto, ON M5H 2N2
 Tel: 416-397-7330

BUILDING PERMIT

This card must be kept posted in a conspicuous place on site of construction.

21 140031 BLD 00 SR

Site Address 19 GRANGE AVE
 Project Description 2 Unit - Semi-detached;
 New Laneway / Rear Yard Suite
 Date Issued Thursday August 19, 2021

William M. Johnston, P. Eng.
 Chief Building Official and
 Executive Director

Kamal Gogna, P. Eng.
 Deputy Chief Building Official and
 Director

FINANCIAL BREAKDOWN

PROPERTY, 19 GRANGE Forecasted NOI

	Annual Stabilized	% of EGI
GROSS INCOME		
Unit A (Bsmt)	28,800	15.0%
Unit B (Main)	39,000	20.4%
Unit C (2nd/3rd)	57,600	30.1%
LWS	66,000	34.5%
	<hr/>	
EFFECTIVE GROSS INCOME	191,400	100.0%
	<hr/>	
EXPENSES		
Insurance	4,000	2.1%
R&M	3,000	1.6%
Utilities	-	0.0%
Property Taxes	8,254	4.3%
	<hr/>	
TOTAL EXPENSES	15,254	8.0%
	<hr/>	
NET OPERATING INCOME	176,146	92.0%
	<hr/>	

NEIGHBORHOOD PROFILE


OVERVIEW



19 Grange Ave

Toronto, ON

HOODQ ADDRESS REPORT™

Nasma Ali
416.699.9292
onegroupre.com/ 

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Ogden Junior Public School

Designated Catchment School
Grades PK to 6
33 Phoebe St

Ryerson Community School

Designated Catchment School
Grades PK to 8
96 Denison Ave

É Élé m Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

Other Local Schools

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

Central Technical School

Grades 9 to 12
725 Bathurst St

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Grange Park

317 Dundas St W



 1 min

Julius Deutsch Park

40 Cecil St



 7 min

Harrison Pool

15 Stephanie St



 4 min


FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|----------------|---------------------|
| 1 Pool | 3 Playgrounds |
| 2 Wading Pools | 1 Community Centre |
| 1 Trail | 1 Picnic Facilities |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 7 minute walk away.

 **Nearest Rail Transit Stop**
St Patrick Station  7 min

 **Nearest Street Level Transit Stop**
Dundas St West At Huron St  2 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 0.69km.

 **Mount Sinai Hospital**
600 University Ave

 **Fire Station**
260 Adelaide St W

 **Police Station**
255 Dundas St W

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

 **Coffee**  **Gym**

 **Gas Station**



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NEIGHBORHOOD PROFILE

OVERVIEW

Population



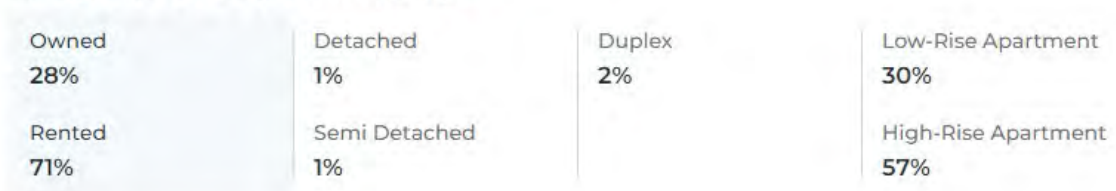
Household Composition



Children per Household



Grange Park Tenancy & Property Type



Commute





SCHOOLS

7 public & 5 Catholic schools serve this home. Of these, 8 have catchments. There are 2 private schools nearby.



PARKS & REC

3 playgrounds, 2 wading pools and 3 other facilities are within a 20 min walk of this home.



TRANSIT

Street transit stop less than a 3 min walk away. Rail transit stop less than 1 km away.



NEIGHBORHOOD PROFILE

SCHOOLS



HOODQ SCHOOL REPORT™

19 Grange Ave
Toronto, ON

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Ogden Junior Public School

Designated Catchment School
Grades PK to 6
33 Phoebe St

É Élém Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

Ryerson Community School

Designated Catchment School
Grades PK to 8
96 Denison Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Heydon Park Secondary School

Grades 9 to 12
70 D'Arcy St

Contact Alternative School

Grades 10 to 12
132 St Patrick St



CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

ÉÉC du Sacré-Coeur-Toronto

Grades PK to 6 (Assigned)
98 Essex Street

St. Mary Catholic School

Grades PK to 8 (Assigned)
20 Portugal Square

ÉSC Saint-Frère-André

Grades 7 to 12 (Assigned)
330 Lansdowne Ave

St. Michael's Choir School

Grades 3 to 12
67 Bond St

PRIVATE SCHOOLS

The private schools nearest to you are:



Cornerstone Montessori Prep School

Grades K to 12
177 Beverley Street

Braemar College

Grades 9 to 12
229 College Street

Westside Montessori School

Grades PK to 6
95 Bellevue Ave

New Heights Academy

Grades 9 to 12
27 Carlton St

HoodQ

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NEIGHBORHOOD PROFILE

AVERAGE SALES PRICE

Historical Average Price per Square Foot in Kensington Chinatown

