

91 COWAN AVE

\$1,200,000

(Please send any offers by email to oz@bettercalloz.com)



Rare opportunity to live in this beautiful duplex, which is perfectly located on Cowan Ave, the jewel of South Parkdale! The property is divided into two separate units, each with two bedrooms. The second and third floors showcase a very unique and stylishly renovated owner's suite, featuring a super bright open-concept layout. The amazing open space on the second floor spans the entire length of the house, and thus the open kitchen, dining and living areas are bathed in sunlight from three sides. The living area boasts a lovely exposed brick wall that can be easily converted into to a movie and TV viewing surface with the included projector and massive pull-down

screen! No need to add tv stands and messy cables to watch movies on the big screen in the comfort of your own home. The main three-piece bathroom features a contemporary barn door and a glassed-in shower. The modern kitchen, with its stainless-steel appliances and island, is perfect for entertaining, enhanced by a chic electric fireplace. The sliding glass door provides access to the rear balcony, which overlooks the backyard and the nearby Spencer-Cowan Parkette. The balcony has a natural gas BBQ hookup, and comes with the BBQ, so say goodbye to all those propane tank refills! The third floor showcases a magnificent master bedroom, with its open-concept ensuite bathroom and soaker tub. The second room can be used as a bedroom for the family, a guest room or can be utilised as a home office.

The lower unit has two bedrooms and comprises the main floor and basement. The unit is currently occupied with great tenants that would like to stay. The tenants pay \$2200 per month plus half of the house hydro bill on a month-to-month lease.

The house was appraised at \$1,295,000 in May 2019, and has been improved since then, so it is a **great value at this list price!**

OTHER PROPERTY INFORMATION

The upper apartment was renovated in 2016, including all new plumbing and wiring. The wiring in each unit is separate from the other so it is relatively easy to install separate meters. The ductless heat pump and air conditioning units (3) were installed in 2018. The flat roof was done in 2009. There is 200 amp service at the property. The square footage for all useable space, including the basement, is approximately 2000 square feet. The beautiful new stone walkway, parking pad and wood porch were completed in 2020.

THE NEIGHBOURHOOD

South Parkdale is a very family friendly neighbourhood with nearby public and catholic schools which include French immersion programs. The area is about 20 minutes away from the downtown core by transit and is only steps away from countless local amenities including the TTC (public transit), the trendy Liberty Village, Roncy village, the CNE grounds where many significant local and international events are hosted, the Gardiner Expressway, the shore of Lake Ontario, restaurants, King West, and Queen West. 91 Cowan Avenue is at the epicentre of the yearly Cowanation Street Fair, which is a popular attraction to the neighbourhood.

INCLUDED IN THE SALE

All electric light fixtures, all appliances (two electric stoves, two fridges, two dishwashers, two washing machines, two electric dryers), second floor natural gas hookup and BBQ, projector and pull-down screen.

NOT INCLUDED IN THE SALE

The two mirrors in the second floor living room.

INVESTMENT POTENTIAL

The entire property can be rented out for an estimated \$5000 + utilities per month, which would cover the carrying costs for many buyers. The upper unit is also perfect as a short-term rental and could potentially generate a greater return as such. The property also carries for much less if it is owner occupied due to the rental income from the second unit. "Live in & rent out!"

The approximate yearly expenses are:

Property Taxes: \$4725.67 (2020)

Hydro: \$2384.00 (current tenants pay half)

Gas: \$1106.22

Water/Sewage/Garbage: \$1532.05

DISCLAIMER

The seller does not warrant the current legality of the duplex use. The buyer or the buyer's representative must do their due diligence and verify that their intended use is permitted by local authorities. If a legal duplex use is the intended use, then the seller agrees to purchase the property "as is" and to take responsibility for the intended future use. The property is easily converted to a single-family use.

SHOWINGS

All appointments require 24 hours notice and must be no longer than 30 minutes.

Please follow all mandated COVID 19 procedures during showings:

- Please wear a mask.
- Please make sure to sanitize your hands and/or use gloves when opening doors or touching surfaces in this home.
- Please refrain from using the washrooms in the home.
- Please do NOT enter the property if you have been outside of Canada in the past 14 days, if you been in contact with anyone who is or may be infected with covid-19, or if you are experiencing flu like symptoms, fever, dry cough or shortness of breath.

Please note that the **UPPER UNIT ONLY** may be seen on its own without 24 hours notice.



Front Door and Porch



Foyer Main Floor



2nd Floor view to Front, w Bathroom



2nd Floor View Living Room, Kitchen, Balcony



Living Room 2nd Floor w Bay Window



Exposed Brick Wall w pull down movie screen



2nd floor, Kitchen and Fireplace view



2nd Floor Kitchen Island view



Kitchen view 2nd Floor



Electric Fireplace 2nd floor



2nd floor Landing



2nd Floor Dining area



Balcony 2nd Floor



2nd Floor Bathroom



Stairway to 3rd Floor



Office/Bedroom, 3rd floor



3rd Floor Office/Bedroom



3rd Floor Bedroom/Office View to stairwell



Laundry Room 3rd Floor



Master Bedroom with Open Concept Bathroom, Soaker Tub



3rd Floor Master Bedroom



3rd Floor Master Bedroom View of Large Closet



Master Bedroom Ensuite Bath



Master Bedroom Alcove Window



Ensuite Bathroom Vanity Master Bedroom 3rd floor



Ensuite Bathroom Master Bedroom 3rd floor



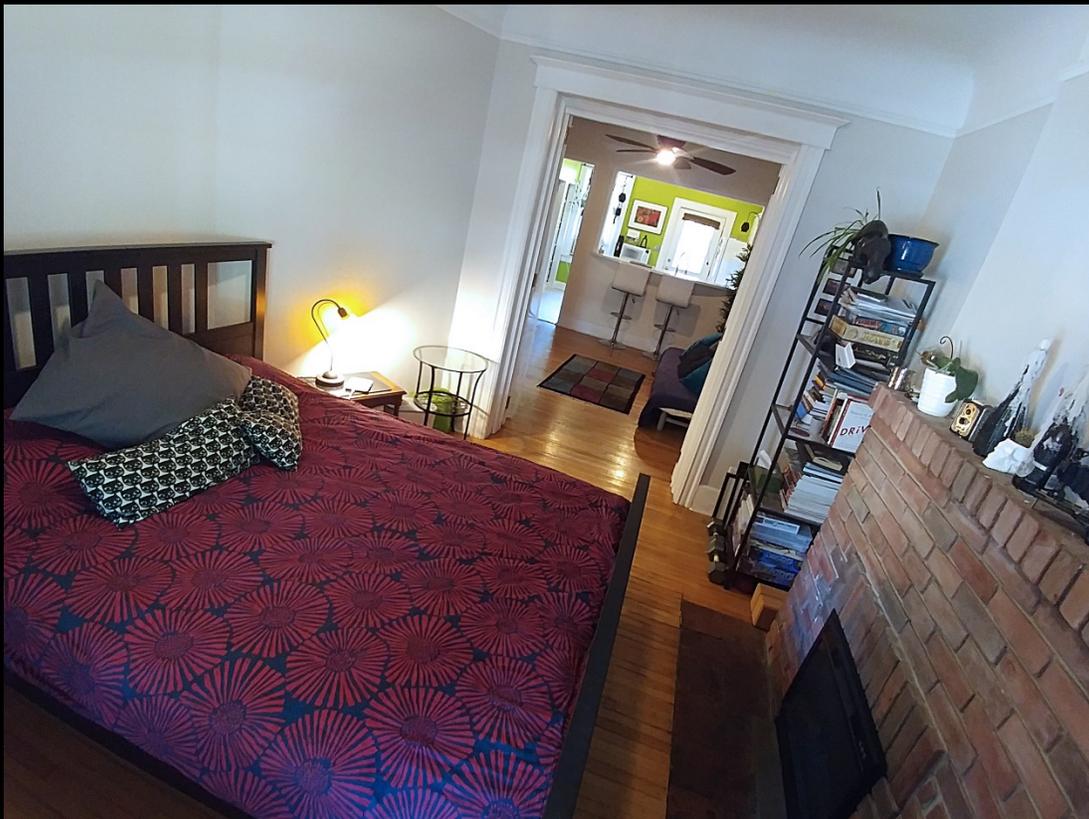
Main Floor Living Room



Main Floor Living area view of French Doors



Main Floor Bedroom



Main Floor Bedroom view back to kitchen, living room



Main Floor Kitchen



Main Floor Kitchen view to living room



Main Floor Kitchen View to backyard/deck



Main Floor Deck view to back yard



Backyard View to Deck and Balcony



Basement Living room



Basement Bedroom/office



Basement Bathroom

91 Cowan Avenue

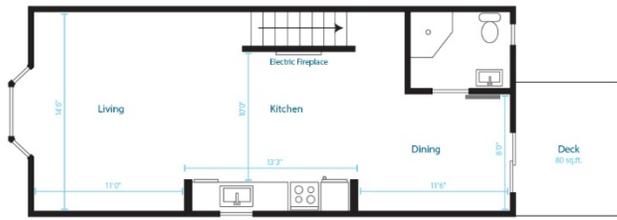
LOT: 18x72ft



Main Floor



Basement



Second Floor



Third Floor

All measurement and areas are approximations for comparison purposes only.

Floor Plans (measurements are only approximate). Total usable space, including finished basement space approximately 2000 square feet