



14 hammersmith Ave
Toronto Ontario M4E2W4
Toronto E02 The Beaches Toronto 121-27-S
Taxes: \$10,425.00 / 2018 **SPIS: N** **Last Status: New**
pt lot 67 of plan M490 **DOM: 2**

Fourplex 44.96 x 100 Feet Irreg: Rms: 20 + 4
2-Storey Front On: W Bedrooms: 8
Acre: Washrooms: 4
2x4xMain, 2x4x2nd
Dir/Cross St: hubbard blvd & hammersmith

MLS#: E4495281 **Sellers: Estate of Sophia Chychota** **Contact After Exp: N**
Holdover: 90 **Possession Remarks: 30 DAYS, tba** **Occup: Tenant**
PIN#: 210010040 **ARN#: 190409110005800**

Kitchens: 4	Exterior: Brick	Zoning: R2Z2
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Full / Sep Entrance	Gar/Gar Pk Spcs: Attached / 3	Hydro:
Fireplace/Stv: Y	Drive Pk Spcs: 1	Gas:
Heat: Water / Gas	Tot Pk Spcs: 4	Phone:
A/C: None	UFFI:	Water: Municipal
Central Vac:	Pool: None	Water Supply:
Apex Age:	Energy Cert:	Sewer: Sewers
Apex Sqft: 3500-5000	Cert Level:	Spec Desig: Unknown
Assessment: 1945000 / 2016	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Beach, Lake Access,	Waterfront:
Elevator/Lift:	Level, Public Transit, School	Retirement:
Laundry Lev: Lower		Oth Struct:
Phys Hdcp-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.9	x 4.1	B/I Bookcase	Hardwood Floor	Wall Sconce Lighting
2	Dining	Main	4.15	x 2.85	Pocket Doors	Hardwood Floor	Open Concept
3	Kitchen	Main	4.25	x 2.05	Renovated	Breakfast Bar	B/I Dishwasher
4	Master	Main	3.6	x 2.85	Closet	Hardwood Floor	4 Pc Bath
5	2nd Br	Main	3.6	x 2.8	Closet	Hardwood Floor	O/looks Backyard
6	Other	Main	3.75	x 3.15	Balcony	O/looks Park	
7	Living	2nd	4.9	x 4.1	B/I Bookcase	Hardwood Floor	Wall Sconce Lighting
8	Dining	2nd	4.15	x 2.85	Pocket Doors	Hardwood Floor	Open Concept
9	Kitchen	2nd	4.25	x 2.0	Renovated	Breakfast Area	B/I Dishwasher
10	Master	2nd	3.6	x 2.75	Closet	Hardwood Floor	4 Pc Bath
11	2nd Br	2nd	3.6	x 2.8	Closet	Hardwood Floor	O/looks Backyard
12	Other	2nd	4.75	x 2.25	Balcony	O/looks Park	

Client Remks: 3rd house from lake! Overlooks park, Boardwalk, Beach & LAKE! Purpose Built 4-PLEX. 2 #16 units fully renovated in 2006. Upper #14 renovated (older) kitchen & Bath. Each unit includes 2 bedrms, 1 bathrm, 1 bsmt., 2 staircases and parking. 4 Great, long term Tenants (mo-mo, no leases). Same owner 50+ years.

Extras: 4 fridges, 4 stoves, 2 dishwashers, 3 b/i microwaves, 4 washers, 4 dryers, 2 HW Gas Boilers, 4 EHWT (), 5 Hydro Meters. Gross Income: \$80K Net Income: \$60,667. - see Schedule C for details. Estate Sale sold 'as is', without warranty.

Brkage Remks: Probate is complete. Attach Schedules "B" and "C" & Deposit (c/c or b/d) to all offers. Presenting Offer 10AM June 27th (no pre-emptive offers). Please register (form 801) and email Offers to randy@randyyetman.com

Mortgage Comments: treat as clear...per Seller Owner: Estate of Sophia Chychota, Trustees Nadia Chychota & Eugene Zalucky

RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616 Fax: 416-769-1524

1678 Bloor St., West Toronto M6P1A9

RANDY YETMAN, FRI, MVA, Broker 416-460-9236

Contract Date: 6/20/2019 **Condition:** Appt: thru LBO

Expiry Date: 10/30/2019 **Cond Expiry:**

Last Update: 6/22/2019

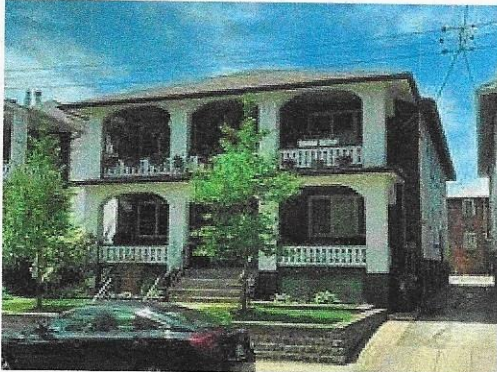
CB Comm: 2.25%

Ad: N

Escape:

Original: \$2,800,000

E4495281
14 Hammersmith Ave, Toronto M4E2W4



**14 HAMMERSMITH AV -
 FOURPLEX**



**Porch VIEW of Lake, Boardwalk and
 park!**



**16 upper, LIVING room w/built-in
 bookcases**



**16 Upper: DINING - open concept,
 pot lights**



**16 U: Kitchen, renovated, breakfast
 bar, ceramic floor. (2006)**



**16 U: master bedroom, includes closet
 & hardwood floors**



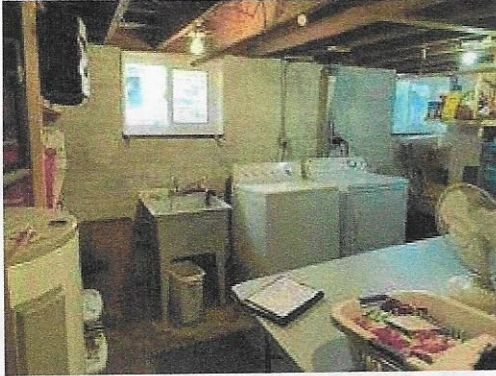
**16 U: 2nd Bedroom, includes closet &
 hardwood floors**



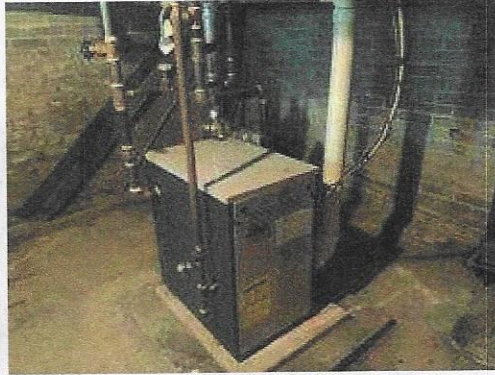
**16 U: RENOVATED 4 Pc. Bathroom
 (2006)**



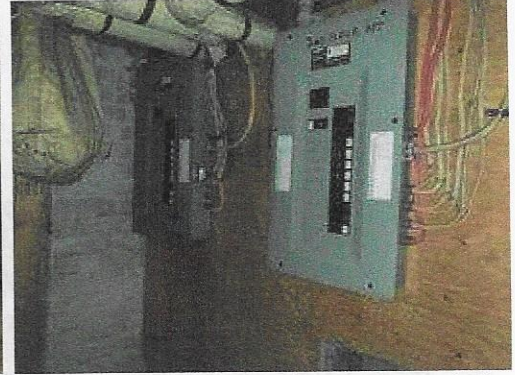
**16U: FOUR covered porches
 overlooks park, boardwalk & LAKE!**



FOUR Bsmt. LAUNDRY ROOMS (1 per tenant)



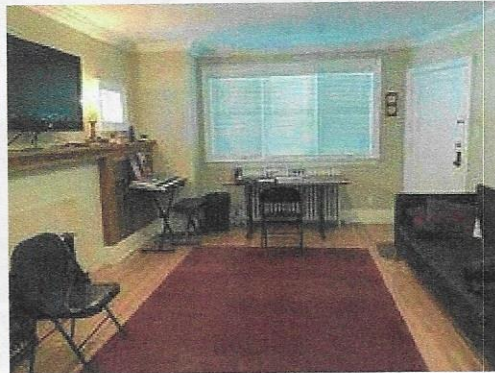
TWO updated GAS BOILERS (one per side, 14 + 16)



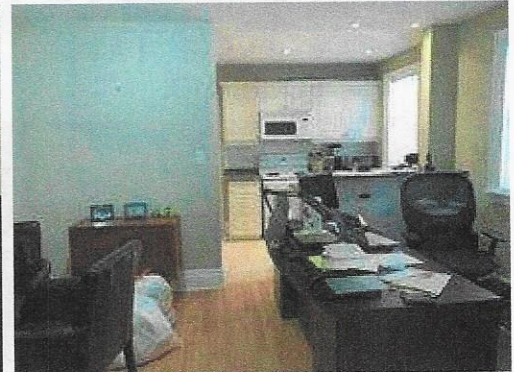
5 Hydro METERS (3+2), upgraded panels in #16.



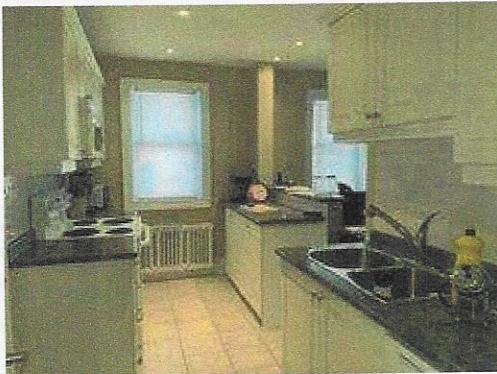
REAR view, includes 3 CAR GARAGE!



16 L: living room includes built-in bookcase & wall sconces



16 L: Open Concept DINING including hardwood floors + Pot lights.



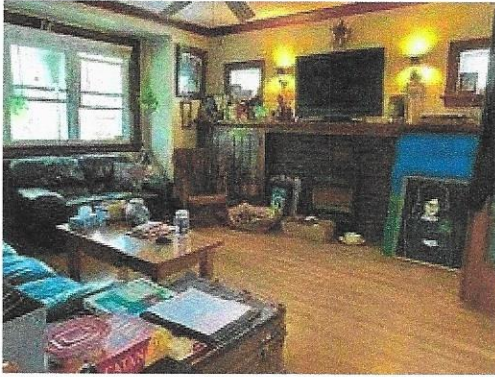
16 L: renovated KITCHEN includes Breakfast Bar, b/i microwave & dishwasher (2006)



16 L: renovated 4pc Bathroom (2006)



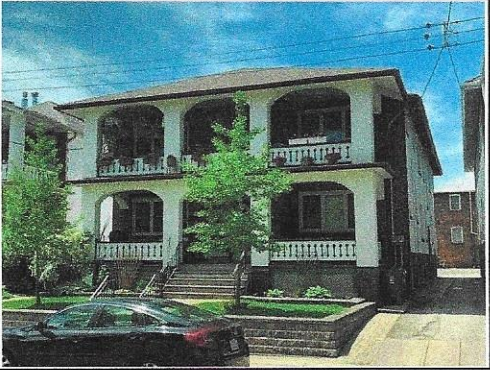
BOARDWALK (3 houses away), next to KEW BEACH GARDENS and Lake!



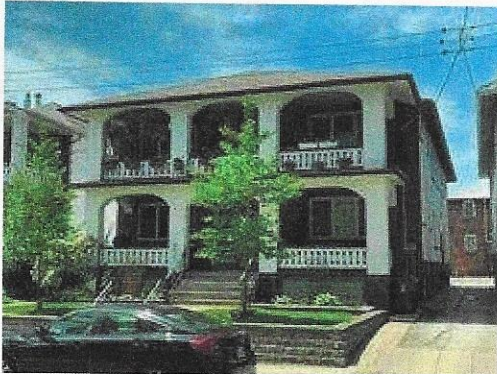
14 U: Living room features wall sconces & built-in bookcases



14 U: Open Concept KITCHEN

	14 hammersmith Ave Toronto Ontario M4E2W4 Toronto E02 The Beaches Toronto 121-27-S SPIS: N Taxes: \$10,425.00 / 2018 / Annual Legal: pt lot 67 of plan M490		List: \$2,800,000.00 For Sale For: Sale Last Status: New DOM: 2
	Investment Apartment Apts-2 To 5 Units Com Cndo Fee: Dir/Cross St: hubbard blvd. & hammersmith		Occupy: Tenant Freestanding: Y SPIS: N Lse Term Mnths: / Holdover: 90 Franchise:
MLS#: E4495283 Sellers: Estate of Sophia Chychota, Trustees Nadia Chychota & Eugene Zalucky Contact After Exp: N Possession Remarks: 30 days TBA PIN#: 210010040 ARN#: 190409110005800			
Total Area: 4,000 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: R2Z2 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Heat: Gas Hot Water Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 44.96 x 100 Feet Lot Lot Irreg: Bay Size: %Bldg: 100 Washrooms: 4 Water: Municipal Water Supply: Sewers: A/C: N Utilities: Y Garage Type: Covered Park Spaces: 4 #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: Crane: Basement: Y Elevator: UFFI: Assessment: 1945000 / 2016 Chattels: Y LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Public Transit	
Bus/Bldg Name: For Year: 2018 Financial Stmt: Y Actual/Estimated: Act Taxes: \$10,425 Heat: \$2,524 Gross Inc/Sales: \$79,946 EstValueInv At Cost: Insur: \$3,565 Hydro: -Vacancy Allow: Com Area Upcharge: Mgmt: Water: \$2,765 -Operating Exp: \$1,927,960 % Rent: Maint: Other: =NetIncB4Debt: \$60,667			
Client Remks: 3rd house from lake! Overlooks park, Boardwalk, Beach & LAKE! Purpose Built 4-PLEX. both #16 units fully renovated in 2006. Upper #14 Unit renovated (older) kitchen & Bath. Each unit includes 2 bedrms, 1 bathrm, 1 bsmt., 2 staircases and parking. 4 Great, long term Tenants (mo-mo, no leases). Same owner 50+ years. Extras: 4 fridges, 4 stoves, 2 dishwashers, 3 b/i microwaves, 4 washers, 4 dryers, 2 HW Gas Boilers, 4 EHWT (), 5 Hydro Meters. Gross Income: \$80K Net Income: \$60,667. - see Schedule C for details. Estate Sale sold 'as is', without warranty. Brkage Remks: Probate Complete. Attach Schedules "B" and "C" & Deposit (c/c or b/d) to all offers. Presenting Offer 10AM June 27th (no pre-emptive offers). Please register (form 801) and email Offers to randy@randyyetman.com			
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RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616 Fax: 416-769-1524 1678 Bloor St., West Toronto M6P1A9 RANDY YETMAN, FRI, MVA, Broker 416-460-9236 Appt: thru LBO Contract Date: 6/20/2019 Condition: Ad: N Expiry Date: 10/30/2019 Cond Expiry: Escape: Last Update: 6/22/2019 CB Comm: 2.25% Original: \$2,800,000.00			

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14 HAMMERSMITH AV



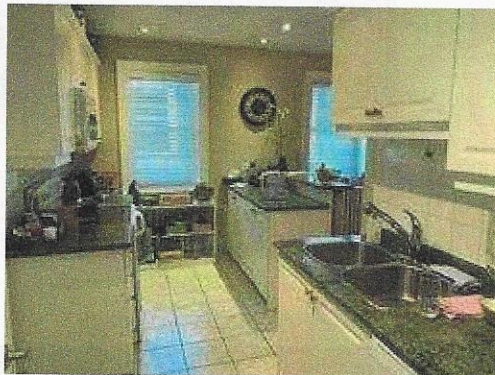
Porch VIEW of Lake, Boardwalk and park!



16 U: Living room includes Hardwood Floor, b/i bookcases & wall sconce lighting



16 U: Open Concept DINING includes hardwood flooring, pocket doors & pot lights



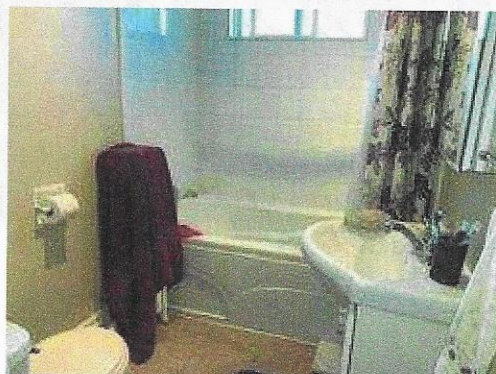
16 U: RENOVATED Kitchen (2006) includes breakfast bar, dishwasher & pot lights.



16 U : Master Bedroom includes hardwood floors & closet



16 U: 2nd Bedroom includes hardwood floors & closet.



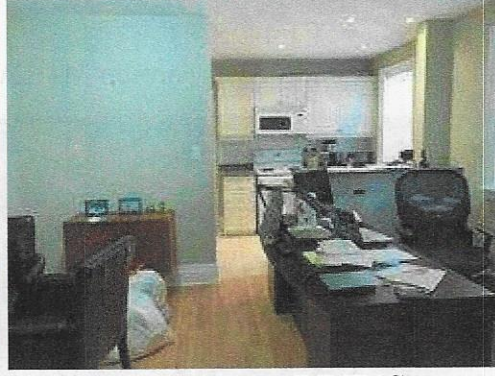
16 U: RENOVATED bathroom (2006)



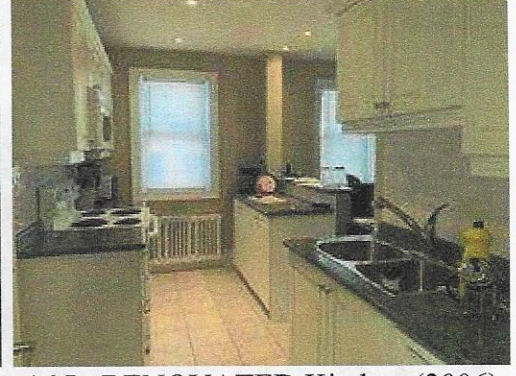
16 U: private covered porch overlooks park, boardwalk, Beach and LAKE!



16 L: Living room includes built-in bookcases and wall sconce lighting.



16 L: Open concept DINING room includes pocket doors & pot lights



16 L: RENOVATED Kitchen (2006) includes dishwasher, breakfast bar & pot lights.



16 L: RENOVATED 4pc BATHROOM (2016)



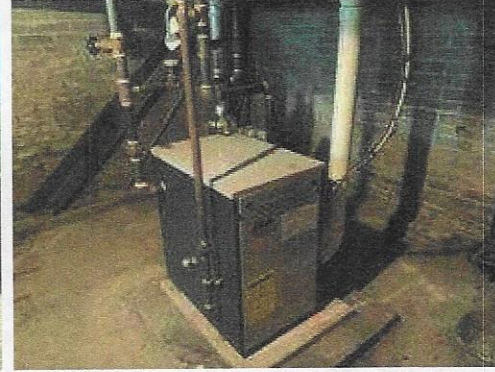
16 L: Master Bedroom includes hardwood floors + closet.



16 L: 2nd bedroom includes hardwood floors & closet.



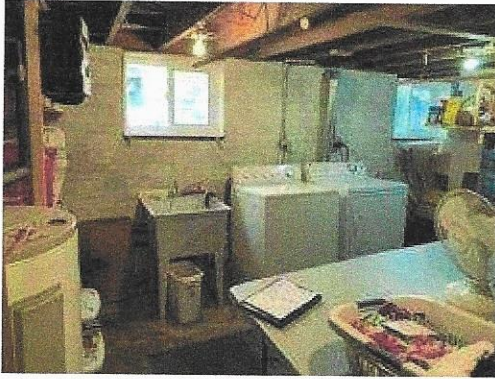
REAR VIEW includes 3 car attached GARAGE



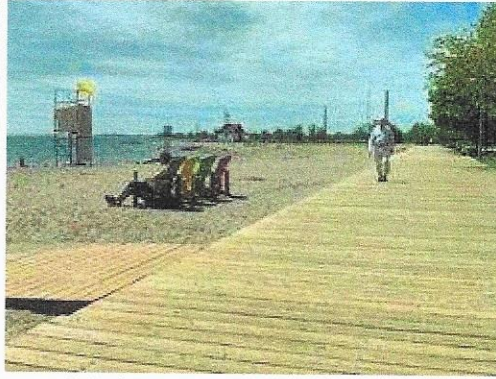
2 modern GAS hot water BOILERS



5 HYDRO METERS: UPDATED panels in #16.



FOUR Bmst. LAUNDRY ROOMS (1
PER TENANT)



3 HOUSES FROM LAKE !!!

SCHEDULE 'C'

This Schedule is attached to and forms part of the Agreement of Purchase and Sale on

14 HAMMERSMITH AVENUE, Toronto

owned by Estate of Sophia Chychota

INCOME - RENT SCHEDULE (approximate), as of June 2019

Unit	Income/mo.	Tenancy	Tenant Costs
14 Lower	\$1,295.40	Month/month	+ metered hydro
14 Upper	\$1,875.00	Month/month	+ metered hydro
16 Lower	\$1,701.80	Month/month	+ metered hydro
16 Upper	\$1,790.00	Month/month	+ metered hydro
Income	\$6,662.20	per month	
Income	\$79,946.40	Per year	

⌚ Buyer agrees to assume existing Tenants on same terms and conditions listed above.

EXPENSE SCHEDULE (approximate), ended Dec. 31, 2018

Type	Amount	
Property taxes	\$10,425.46	
Insurance	\$3,565.00	
Gas (heat)	\$2,523.60	
Water/sewer	\$2,764.82	
Annual Expense	\$19,278.88	No adjustment has been made for bad debt/vacancy, repairs & maintenance

RENTAL INCOME **\$79,946.40**

less EXPENSES \$19,278.88

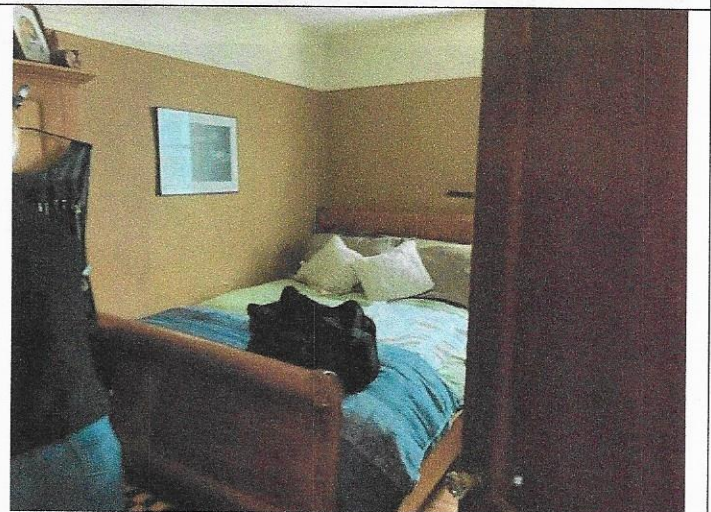
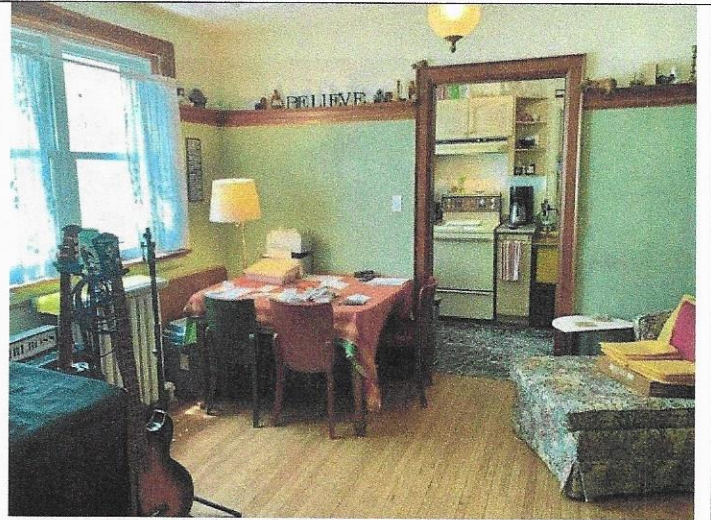
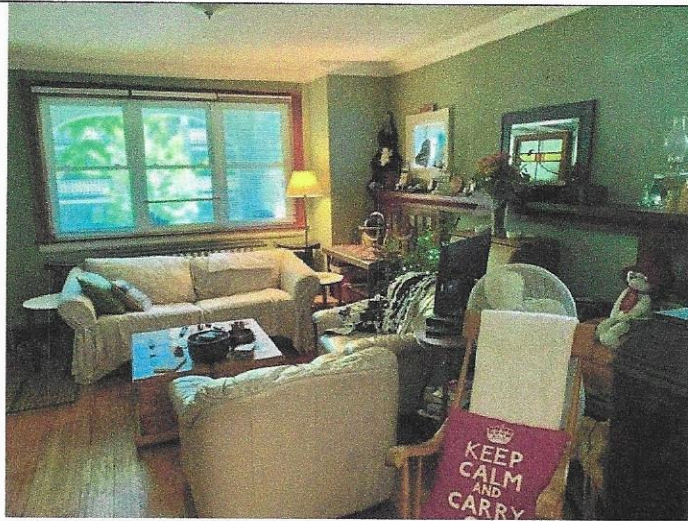
NET INCOME \$60,667.52

Buyer _____

Seller _____

Information supplied by Seller deemed accurate. Errors & Omissions excluded.

14 HAMMERSMITH AVE. – MAIN UNIT PHOTOS



14 HAMMERSMITH AVE. – UPPER UNIT PHOTOS

