



RANDY YETMAN, FRI, MVA, Broker & Appraiser, since 1975
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9
off. **416-769-1616** cell. **416-460-9236**
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proudly presents;
14 HAMMERSMITH AVENUE, Toronto



BEACHES FOUPLEX 3rd House From Lake!

- **FOUR 2 bedroom apartments**
- **Four covered porches, overlook park & boardwalk**
- **3 car attached garage**
- **Four separate basements, each with laundry room**
- **Front & rear staircases for each side (14 + 16)**
- **BOTH #16 Units RENOVATED in 2006.**
- **5 Hydro Meters and 2 Hot Water Gas Boilers.**
- **Gross Income: \$80K/year.**
- **Fully Tenanted—month/month with NO LEASES**





14 Hammersmith Ave
Toronto Ontario M4E2W4
 Toronto E02 The Beaches Toronto 121-27-S
SPIS: N **Taxes: \$10,425.00 / 2018** **DOM: 3**
List: \$2,800,000 For: Sale

Fourplex
 2-Storey
Front On: W
Acre:
Rms: 20 + 4
Bedrooms: 8
Washrooms: 4
 2x4xMain, 2x4x2nd

Lot: 44.96 x 100 Feet Irreg:
Dir/Cross St: Hubbard Blvd & Hammersmith

MLS#: E4495281 **Contract Date: 6/20/2019** **PIN#: 210010040**

Possession Remarks: 30 Days, Tba

Kitchens: 4	Exterior: Brick	Zoning: R2Z2
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Full / Sep Entrance	Gar/Gar Spcs: Attached / 3.0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Gas:
Heat: Water / Gas	Tot Prk Spcs: 4.0	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:
POTL Mo Fee:	Level, Public Transit, School	Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Main	4.90	x 4.10	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	3.60	x 2.85	Closet	Hardwood Floor	4 Pc Bath
5	2nd Br	Main	3.60	x 2.80	Closet	Hardwood Floor	O/Looks Backyard
6	Other	Main	3.75	x 3.15	Balcony	O/Looks Park	
7	Living	2nd	4.90	x 4.10	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 2.00	Renovated	Breakfast Area	B/I Dishwasher
10	Master	2nd	3.60	x 2.75	Closet	Hardwood Floor	4 Pc Bath
11	2nd Br	2nd	3.60	x 2.80	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 (R), 5 Hydro Meters. Gross Income: \$80K Net Income: \$60,667. - See Schedule C For Details. Estate Sale Sold 'As Is', Without Warranty.



PORCH VIEW of park, boardwalk & Lake!



Rear View with THREE CAR ATTACHED Garage!

14 HAMMERSMITH AVENUE, Toronto



FOUR Private balcony Porches: each with direct VIEW of park, boardwalk and THE LAKE!



LIVING room features built-in bookcases, wall sconce light and hardwood floors



THREE RENOVATED KITCHENS include breakfast bar, b/ I microwave ovens, dishwasher & pot lights.



THREE (of four) RENOVATED 4 PC Bathrooms!



FOUR HALF BASEMENTS (one per unit). Each include their own storage, Laundry area with Washer & Dryer.



One of Toronto's most sought after neighbourhoods—THE BEACHES..... Is Just steps away!

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	

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

Thinking of moving? - Call Randy today, and start packing!



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- Full time Toronto Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 3% of TREB's 50,000 Realtors.
- "Top Ten" Realtor RE/MAX West (High Park), past 10 years.
- Islington Rangers Soccer team sponsor,
- Queensway Canadian Hockey, team sponsor.
- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children's Miracle Network



**Children's
Miracle Network
Hospitals**

