



61 MacGregor Avenue

Lot Size	15' x 98'	Heating	Forced Air, Gas
Possession	90 Days, PREFERRED	Plumbing	Copper & Plastic
Square Footage	1,710 s.f. Total	Electrical	100 AMP
Taxes	\$5,063.68 (2024)	Roof	Asphalt Shingles
Bedrooms	2	Driveway	Laneway Access
Bathrooms	1x4	Parking	See Below***
Year Built	1909	Bike Score	90
Fireplace	1 Wood, NOT OPERATIONAL	Walk Score	84

Laneway house & multi-unit development potential report available on babiakteam.com

Welcome to 61 MacGregor Avenue

Nestled on a quiet street in highly sought-after Bloor West Village, this charming 2-storey home offers amazing potential. Featuring 2 bedrooms, an updated bathroom, a full basement with 6'8" ceiling height and separate rear walkout, and a sunny south-facing yard off of a laneway, it's the perfect canvas for a renovation or rebuild. Within walking distance of both the Junction and Bloor West Village, this vibrant neighbourhood is brimming with cafes, restaurants, and shops. Families will appreciate the proximity to Beresford Park and top-rated schools like Runnymede PS and Humberside CI. With various mechanical systems upgrades, this home is ready for your personal touch on the finishes—live in and renovate over time, or craft your ideal space from the ground up! Check out our laneway house & multi-unit development potential report to better understand the possibilities for parking and expanding your future home!

MAIN LEVEL

- Foyer opens to the living room and stairs leading to the Second Level
- Living room with large three-part casement windows, brick fireplace**, built-in shelves, wall sconce and closet
- Dining room with chandelier, single-hung window, walkthrough to kitchen and steps to lower level
- Kitchen with stainless steel sink, partial ceramic tile backsplash, wood cabinets, centre light fixture, sliding window, door with single-hung window leading to south-facing backyard and appliances: stainless steel LG fridge, Whirlpool electric stove
- Laminate tile floors in the kitchen
- 8'4" ceiling height & hardwood floors throughout

SECOND LEVEL

- Hallway with centre light fixture and large linen closet
- Primary bedroom with closet and casement window
- Second bedroom with window
- Renovated 4-piece bathroom with ceramic tile floors, sliding window, toilet, vanity with storage & vessel sink, mirrored medicine cabinet, vanity light and tile surround bathtub with shower head and built-in niche
- *8'5" ceiling height & hardwood floors throughout*

LOWER LEVEL

- Full and unfinished open area with built-in shelves
- Laundry room with Kenmore washer and concrete double laundry sink
- Walkout to backyard
- *6'8" ceiling height*

EXTERIOR

- Covered front porch with wood door with three glass panes
- Brick and metal siding exterior
- Front yard with elevated lawn area, stone edging, and safety railing
- Fully fenced backyard with laneway access via gate, tree and perennial garden

LANEWAY HOUSE & MULTI-UNIT DEVELOPMENT REPORT NOTES

- The maximum size of a permitted *as of right* recessed build (laneway house) appears to be approximately 525 sq ft total (over two floors, lower and upper)
- You can maximize the potential of the main home up to ~3,015 sq ft if you create a minimum of two units and follow necessary building requirements (as per report), which still leaves room for a laneway house up to 985 sq ft, lower plus upper, or more with a basement, and optional interior car parking, with some exceptions (please see report)
- ****Should a purchaser or proponent desire to add an outdoor parking area, with access from the laneway, that is permitted here, with or without any further property development*
- Should you have any questions about 61 MacGregor Avenue in particular, or the Expanding Housing Options in Neighbourhoods (EHON) programs in general, please feel free to contact Marty Steele of Laneway Housing Advisors
- *PLEASE SEE REPORT FOR MARTY'S CONTACT INFO AND MORE DETAILS!*

UPDATES & FEATURES

- Kitchen flooring and painting throughout (2024)
- Hot water tank (2023), rented with Enercare
- Improved water supply to the house & hose bib installed at front of house (2023/4)
- Improved basement exit at rear (2023/4)

- Roof (2023/4)
- Furnace (2022), rented monthly
- Updated bathroom (2014), approximately \$20,000
- Updated window units in bedrooms, dining room and living room

Inclusions: Stainless steel LG fridge, Whirlpool electric stove, LG microwave (located in the basement), all electrical light fixtures, bathroom blind, Kenmore washer.

Exclusions: All stager's items.

Rentals:

- Furnace @ \$59.99 / month + HST
- Hot water tank @ \$23.97 / month + HST

Schools: Runnymede PS (with French Immersion), St Pius X Catholic School, Humberside Cl.
Complete list of schools with live links on babiakteam.com

**fireplace is not operational