



68 Marion Street

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|----------------|---------------------|------------|---------------------------------------|
| Lot Size | 25.75 x 119.25 ft | Heating | Gas Fired Boiler / Ductless Heat Pump |
| Possession | 60 Days TBD | Cooling | Ductless Heat Pump |
| Square Footage | 2,710 s.f. Total*** | Plumbing | Copper & Plastic |
| Taxes | \$8,390.34 (2024) | Electrical | 200 AMP |
| Bedrooms | 4 + 2 | Roof | Metal HOUSE & Shingles GARAGE |
| Bathrooms | 4 Full | Driveway | Laneway |
| Year Built | 1910 | Garage | Double Detached |
| Walk Score | 83 | Parking | 2 - Garage |
| Bike Score | 85 | Fireplace | 1 Decorative, 1 Wood-Burning*** |

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

Welcome to 68 Marion Street!

An exceptional detached three storey, three unit property in the heart of Roncesvalles Village with classic curb appeal and character! This is a fabulous opportunity that merits serious consideration from investors, those exploring live/rent options, individuals considering co-ownership arrangements, people with mobility issues, or families seeking a multi-generational living setup:

- Well maintained with a mix of original details and thoughtful updates
- Bright and spacious main level 1 bedroom, 1 bath suite with charming original details
- Upper two-level renovated 3 bedroom, 2 bath suite with private balcony
- Lower level cozy 1 bedroom, 1 bath unit with separate entry
- Fully rented with month-to-month tenancies
- Beautiful gardens & double garage off a wide lane
- Pedestrian & bike friendly
- Enjoy Roncesvalles shops & restos, High Park, Sorauren Farmers' Market, Lakefront, Sunnyside Beach, Boardwalk and Pool
- Easy access to TTC, UP Express & GO

CURRENT RENTAL INCOME

| | |
|------------|---|
| Upper | \$3,700 / month + hydro; 1 parking space in garage |
| Main Floor | \$2,510 / month (utilities included); 1 parking space in garage |
| Lower | \$1,280 / month (utilities included) |

[FINANCIALS INFORMATION AT THIS LINK](#)

MAIN LEVEL APARTMENT

- Entry with double coat closet and pot lights
- Living Room with French doors, bay window, ceiling fan, decorative fireplace with tile surround and wood mantel, curved ceiling, centre light fixture, and small window to Family Room
- Family / Dining Room with ornamental ceiling design and centre chandelier, small bay window with ledge, large picture window, closet and is combined with Bedroom
- Bedroom with centre light fixture and glass door walkout to backyard
- Kitchen with stainless steel sink, laminate countertops, under cabinet lighting, pot lights, Lino tile floor, partial ceramic tile backsplash, window, and appliances: Frigidaire electric stove, Danby microwave, GE microwave, Maytag dishwasher and Insignia refrigerator
- Split bathroom design with two piece bathroom with pedestal sink, mirror, medicine cabinet, vanity light, toilet, exhaust fan, window and tile floor; separate tile surround shower
- 2nd walkout to backyard
- *Hardwood floors throughout*

UPPER LEVEL APARTMENT | 2nd & 3rd Floors

- Entryway with stairs leading to hallway, small stained glass bay window and wallpapered wall
- Hallway with coffered ceiling and pot lights with archway to Living Room
- Living Room with large cutout to Dining Room, two windows, wood-burning fireplace*** (requires WETT inspection) and pot lights
- Dining Room with closet, upper storage closet, bay window and central light fixture
- Kitchen with stainless steel sink, stone countertops, ceramic tile backsplash, track light, tile floor, two windows, and appliances: Kitchen-Aid stainless steel electric stove, Kitchen-Aid Microwave hood vent, Ikea dishwasher and Diplomat fridge
- Bedroom with double mirrored closet, window, centre light fixture and pot lights
- Four piece bathroom with vanity with storage, toilet, mirrored medicine cabinet, exhaust fan, window, small built-in storage closet, tile floor and bathtub with rain shower head, glass and tile wall surround with window with sill, niche with lighting and ledge
- Stairs to 3rd level with window, pot lights and small closet
- 2nd bathroom with pocket door, door to Primary with frosted panels, tile floor and surround, wall niche, large cloud and star viewing skylight, heated floors, exhaust fan, vanity and open Scandi-style bathroom, closet and toilet with built-in wall flush system
- Primary Bedroom with wall-to-wall mirrored closets, window and semi-ensuite to 2nd bath
- 3rd Bedroom with pot lights, door with frosted panels, and double door walkout to north-facing deck with railing with glass panels and gazebo-style cover
- *Hardwood floors throughout*

LOWER LEVEL APARTMENT

- Living Room combined with kitchen with track lighting, open closet and window
- Kitchen with double farmhouse sink, stone countertops, track lighting, tile backsplash and appliances: Wood's fridge, Panasonic microwave, NuTone range hood and Eaton Viking stove
- Walkthrough to Tandem Bedroom with window and track lighting
- Primary Bedroom with window and center light fixture
- Three piece bathroom off Tandem with vanity with storage, vanity light, heated tile floor, toilet, glass and tile surround shower with niche, window with ledge, handheld shower head and NuTone exhaust fan
- *Laminate floors throughout*

COMMON AREA

- Side door to lower level with pot lights, window, storage space/closets and walkthrough to Laundry room with side-by-side Maytag washer and dryer, window and shelving, and separate Mechanical room

EXTERIOR

- Double brick exterior
- Front yard with perennial gardens and mature trees, elevator to covered front porch
- Fully fenced backyard with flagstone patio, raised wood deck, perennial gardens and mature trees
- Laneway access and double detached garage with parking for 2 cars

UPDATES & FEATURES

- Porch lift installed with survey to make the main floor wheelchair accessible (2019)***
- Redid the gardens, planting bushes and flowers; constructed a wooden deck (ongoing, 2017)
- Steel roof with 50 year transferable warranty
- Rebuilt the front porch including the brick pillars
- Complete rebuild of 2nd floor extension including improved structure, new windows, insulation, new wiring, kitchen cupboards and counters with Caesarstone, stainless steel sink, new appliances and custom-built tiltable window table (2016)
- Installation of Scandi-style 3rd floor bathroom with large cloud and star viewing skylight, heated floors, tiled floor/walls and ceiling, rain shower and hung toilet with wall flush (2015)
- Rebuilt second floor bathroom with new vanity, glass-enclosed bath, new windows (2015)
- Installed large mirror-fronted closet in primary bedroom on 3rd floor (2015)
- Rebuilt hallway with coffered ceiling and pot lights with archway to living room (2015)
- Rebuilt deck on 3rd floor (2015)
- New hardwood oak flooring throughout 2nd and 3rd floors (2014)
- Complete rebuild of basement apartment with new kitchen, bathroom with glass-enclosed walk-in shower and heating flooring, pot lights and new flooring throughout (2013)
- Installed sewer backup valve (2013)
- New two car garage (2005)
- Plumbing updates throughout including heating lines for rads on main floor & lower level (2005)
- 8" spray foam insulation to crawl space (2005)
- Various door, window and electrical upgrades (~2005)
- Main floor kitchen renovation with new window, additional kitchen counters, new flooring and exit to back garden through glass door (2005)
- Complete waterproofing of basement around foundation (2001)
- Conversion from 2 unit to 3 unit property (1999)
 - Call Listing agent for documentation certifying the property as legally 3 dwelling units
- Various updates and repairs to property to be building code compliant for a 3-unit property (1999), including but not limited to:
 - Hard-wired smoke alarms
 - Fire-rated doors
 - Garage electrical
 - Basement apartment created and updated
 - Updated kitchens on main and upper
- Upgraded water main from the road to increase water pressure (1999)

INCLUSIONS:

Main | Frigidaire Electric Stove, Danby Microwave, Maytag Dishwasher & Insignia Fridge
Upper | Kitchen-Aid Stainless Steel Electric Stove, Ikea Dishwasher, Kitchen-Aid Microwave Hood Vent
| and Diplomat fridge
Lower | Wood's Fridge, Panasonic Microwave, NuTone Range Hood (vented) and Eaton Viking
| Stove

Maytag washer & dryer (shared laundry room in lower level), gas boiler and equipment; ductless A/C units and equipment; light fixtures and window coverings. Tenant items excluded.

EXCLUSIONS:

All Tenant's items.

RENTALS:

1 hot water tank (rental) @ \$25.55 / month + HST

SCHOOLS: Complete list of schools with live links on babiakteam.com

***Decorative fireplace (as-is); 2nd floor fireplace would require WETT inspection prior to use (as-is); front porch lift is disconnected and may require service (as-is); buyer to verify sq ft total