



37 Boustead Avenue

Lot Size	25' x 159.35'	Heating	Forced Air/Gas
Possession	Flexible	Cooling	Central A/C
Square Footage	4,801 s.f. Total	Plumbing	Copper/Plastic
Taxes	\$6,952.61 (2024)*	Electrical	200 AMP
Bedrooms	6+2	Roof	Flat/Asphalt Shingles
Bathrooms	7 Full	Driveway	Private
Year Built	1908, Rebuilt 2024	Parking	1

Welcome to 37 Boustead Avenue.

Nestled in the heart of Toronto, 37 Boustead Ave offers a rare opportunity to own a meticulously crafted fourplex in a sought-after neighbourhood. This elegant property sits on a 25 by 150 foot south-facing lot and boasts four spacious and well-appointed, 2 bedroom, 2 bathroom units. Each unit features a custom kitchen with stone counters, engineered wood floors, luxury bathroom with rain shower, in suite laundry, and dedicated outdoor space. Perfect for investors or multi-generational living. Located in the vibrant Roncesvalles community, residents enjoy easy access to local parks, trendy cafés, boutique shops, and a quick 4 minute walk to the best transit hub in the city! Whether you're looking to expand your investment portfolio or secure a multi-generational residence, this exceptional property offers endless potential. The property will be fully vacant on closing and has a projected annual gross income of \$198,000. Garden suite development potential. Don't miss the chance to own this unique Toronto gem.

*taxes to be reassessed

MAIN LEVEL - UNIT 1

- Foyer with built in coat closet and pot lights
- Living room with walk-out sliding glass doors to backyard, pot lights, connected with dining room.
- Kitchen with island, quartz countertops, quartz backsplash, pot lights, LED under cabinet lights and stainless steel appliances: Samsung fridge, Samsung gas stove, Panasonic microwave, Samsung dishwasher and rangehood
- Primary bedroom with bay window, built-in closet, pot lights and ensuite three piece bathroom with LED light mirror, vanity, shower with glass doors, rainfall showerhead, handheld showerhead, pot lights, tile walls and tile floors
- Second bedroom with dual light window, pot lights and built-in closet

- Four piece bathroom with tile walls, LED light mirror, vanity, bathtub with faucet, rainfall showerhead, handheld showerhead and tile floors
- Laundry room with storage space, Samsung washer and Samsung dryer
- Engineered hardwood floors throughout

SECOND LEVEL - UNIT 2

- Foyer with built-in coat closet and pot lights
- Living room with dual light window and pot lights
- Kitchen with island, quartz countertops, quartz backsplash, pot lights, connected with dining room, LED under cabinet lights, sliding glass doors to balcony and stainless steel appliances: Samsung fridge, Samsung gas stove, Panasonic microwave, Samsung dishwasher and rangehood
- Three piece bathroom with LED light mirror, vanity, shower with glass doors, rainfall showerhead, handheld showerhead, pot lights, tile walls and tile floors
- Engineered hardwood floors throughout

THIRD LEVEL - UNIT 2

- Stairs with glass railings, pot lights and skylight
- Primary bedroom with window, pot lights and built-in closet
- Second bedroom with window, pot lights and closet
- Four piece bathroom with LED light mirror, vanity, pot lights, bathtub with faucet, rainfall showerhead, handheld showerhead, tile wall surround and tile floors
- Laundry closet with storage space, Samsung washer and Samsung dryer
- Engineered hardwood floors throughout

SECOND LEVEL - UNIT 3

- Foyer with pot lights
- Living room with walk-out sliding glass doors to balcony, pot lights, connected with dining room.
- Kitchen with island, quartz countertops, quartz backsplash, pot lights, LED under cabinet lights and stainless steel appliances: Samsung fridge, Samsung gas stove, Panasonic microwave, Samsung dishwasher and rangehood
- Three piece bathroom with LED light mirror, vanity, shower with glass doors, rainfall showerhead, handheld showerhead, tile wall surround, pot lights and tile floors
- Engineered hardwood floors throughout

THIRD LEVEL - UNIT 3

- Stairs with glass railings, pot lights and skylight
- Primary bedroom with window, pot lights and built-in closet
- Second bedroom with window, pot lights and closet
- Four piece bathroom with LED light mirror, vanity, pot lights, bathtub with faucet, rainfall showerhead, handheld showerhead, tile wall surround and tile floors
- Laundry closet with storage space, Samsung washer and Samsung dryer
- Engineered hardwood floors throughout

LOWER LEVEL - UNIT 4

- Foyer with built-in coat closet and pot lights
- Living room with walk-up sliding glass doors to backyard, pot lights, connected with dining

room.

- Kitchen with quartz countertops, quartz backsplash, pot lights, LED under cabinet lights and stainless steel appliances: Samsung fridge, Samsung gas stove, Panasonic microwave, Samsung dishwasher and rangehood
- Primary bedroom with window, built-in closet, pot lights and four piece ensuite bathroom with LED light mirror, vanity, pot lights, bathtub with faucet, rainfall showerhead, handheld showerhead, tile walls and tile floors
- Second bedroom with window, pot lights and closet
- Three piece bathroom with LED light mirror, vanity, shower with glass doors, rainfall showerhead, handheld showerhead, tile wall surround, pot lights and tile floors
- Laundry closet with Samsung washer and Samsung dryer
- Tile floors throughout

EXTERIOR

- Stucco exterior
- Front yard with parking pad and garden bed
- Fully fenced landscaped backyard with stone patio

UPDATES & FEATURES

- Completely rebuilt (2024)
- Custom made kitchen in each unit

****Garden suite development report available****

Inclusions: Hot water tank (owned), stainless steel appliances: Samsung fridge, Samsung gas stove, Panasonic microwave, Samsung dishwasher and range hood (per unit), all electrical light fixtures, all window coverings.

Exclusions: All wall mounted TV's, except in Unit 3, all chattels and fixtures belonging to tenants

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

Projected Net Income Calculations:

unit	projected income	
1 (main)	\$4,400	
2 (second rear)	\$4,400	
3 (second front)	\$4,400	
4 (basement)	\$3,350	
per month	\$16,550	
Annual gross income		\$198,600
Expenses		
Property tax	\$18,000	estimate
water	\$1,800	
hydro	\$700	
gas (tenants pay)	\$0	
insurance	\$4,800	
Annual expenses		\$25,300
Net Income (projected)		\$173,300