



166 Quebec Avenue

Lot Size	30' x 143'	Heating	Hot Water Boiler/Gas/Electric
Possession	60-90 Days		
Square Footage	3,880 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$9,527.65 (2024)	Electrical	200 AMP
Bedrooms	4+4	Roof	Modified Bitumen & Asphalt Shingles
Bathrooms	3-Full	Driveway	Laneway
Year Built	1923	Garage	Detached
Fireplace	1-Gas	Parking	Double Garage

Presenting 166 Quebec Avenue, a truly remarkable duplex situated in the heart of the desirable High Park neighborhood. Offering a spacious 2,500 sq. ft. of living space across two floors, this purpose-built home boasts exceptional curb appeal and timeless character. Set on a generous 30' x 142' west-facing lot, the property features a double garage with lane access, providing convenient parking and storage, along with excellent potential for a laneway house.

The main floor owner's apartment showcases a charming living room with a bay window and a cozy gas fireplace, complemented by a renovated kitchen, a four-piece bathroom, two bedrooms, an office, and a walkout to a private deck and backyard, perfect for outdoor enjoyment. The finished lower level offers a 3-piece bath and laundry area. The second-floor apartment offers a comfortable living space with two bedrooms, an office, a renovated kitchen, and a modern bathroom. It also features a walkout to a covered deck, plus a separate basement with laundry, storage, and direct access to the backyard. This apartment is currently tenanted on a month-to-month basis.

Key features of this home include two heating systems, two hydro meters, and upgraded 200 amp service. Both apartments have separate entrances and generous storage spaces, providing added privacy and convenience. The double garage offers separate doors for each bay, adding to the overall functionality of the property.

Located on a picturesque, tree-lined street, this property is just a short walk from High Park, the subway, and the vibrant shops, cafes, and restaurants of the Junction and Bloor West Village. This exceptional home presents an excellent opportunity for buyers seeking a well-maintained, character-filled duplex in one of Toronto's most coveted areas.

EXTERIOR

- Brick exterior and vinyl siding
- Landscaped front yard with garden beds, shrubs and tree.
- Fully fenced landscaped backyard with wood deck, garden beds and stone patio.
- Laneway access to double garage

UPDATES & FEATURES

- Main floor bathroom updates (2023)
- Upgraded 200 AMP electrical (2023) see home inspection for details

- Flat roof (2021)
- Second floor carpet floor (2019)
- Main floor gas fireplace replaced (2019)

RENTAL INCOME INFORMATION

Unit	Monthly \$	Annual \$	Parking	Utilities
Main Level Projected*	\$3,800	\$45600	dbler garage	heat,hydro,water,
Second Floor month to month	\$2,724	\$32,688	street permit	heat,hydro,water,
Total Monthly Income	\$6,524			
Total Annual Income		\$78,288		

**SEPARATE GAS & HYDRO METERS, ONE WATER METER WITH COST SPLIT 50/50
SEPARATE GAS HEATING SYSTEMS AND RENTED HOT WATER TANKS**

MAIN FLOOR APPROXIMATE & PROJECTED* ANNUAL EXPENSES 2024

Hydro	\$1,200
Water & garbage	\$1,800
Insurance	\$2,500
Hot Water Tank Rentals	\$400
Gas	\$1,200
Taxes	\$9527.65
Total	\$16,628

*The rental amounts, expenses, and any other financial data provided in this document are for informational purposes only. The Seller, Listing Brokerage, Listing Salespersons or any affiliated parties do not assume liability for any errors or omissions, nor do they guarantee the accuracy or completeness of the information provided.

****Laneway house and multi unit development potential report, home inspection available at babiakteam.com****

Inclusions: Main floor: Whirlpool electric stove 2024, Frigidaire Gallery wall oven 2018, Whirlpool refrigerator 2024, Frigidaire Gallery microwave 2024, Whirlpool dishwasher 2025, Whirlpool washer 2024, Whirlpool dryer 2018, all light fixtures; window coverings in sunroom and main floor bedroom, gas fired boiler.

Upper unit: Existing refrigerator and stove; dishwasher ca 2020, Insignia washer 2019, Whirlpool dryer 2024, light fixtures, gas fired boiler.

Exclusions: Window coverings except as noted above, wall mounted television and bracket, outdoor furniture and planters, all outdoor furniture, tenant's bike rack

Rentals: The following equipment is rented and not included in the Purchase Price. The Buyer agrees to assume the rental contract, if assumable: hot water tank @ \$17.90 per month. Note: Separate rented hot water tank for tenanted upper unit.

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