



## 85 Harshaw Avenue

### Key Details

Lot Size	54.62' (66') x 123' (132')	Heating	Forced Air Gas
Possession	30 Days/Flex	Cooling	Central Air
Square Footage	3,400 SF Total	Plumbing	Copper
Taxes	\$10,708.03 (2024)	Electrical	200 AMP Service
Bedrooms	6	Roof	Asphalt Shingles
Bathrooms	3 Full	Driveway	Private / Double
Year Built	1959	Garage	Double Attached
Fireplace	1 Gas	Parking	6

### Architect-Designed Purpose Built Triplex

The multi-family residence of your dreams! Presenting this exceptional, purpose-built mid-century modern triplex, tucked away on a family-friendly cul-de-sac, just steps to Lessard Park in Baby Point!

Highlights:

- Deceptively spacious backsplitted with 3400 square ft of living space
- Architect-designed custom build on a premium 66' x 133' property
- Beautiful west tree-top and sunset views over the verdant Humber River valley
- Two generous 1,300' three-bedroom suites & one studio suite with w/o to garden
- Immaculately maintained with renovated kitchen & bathrooms, HVAC, flooring, wiring, roof
- Long and wide balconies with west views
- 4 hydro meters: 3 apartments plus house
- Double private drive with built-in double garage & parking for four cars
- Quiet, secluded and serene setting
- Vacant possession on closing
- Walk to subway, Humber River trails & the shops, cafés and eateries of Baby Point Gates & Bloor West Village
- Amazing opportunity for co-ownership, investment, supplemental rental income or multi-generational living

## Approximate Utility Costs 2024

Hydro	Top \$900 Middle \$1100 Basement \$700
Heat	\$1800
Water	\$1500

## Updates & Features

### UPDATES

- Kitchen, bathroom & flooring- 2018 middle apt | 2008 top and bottom apt
- Gas fireplace 2008
- Central Air 2008
- Water line  $\frac{3}{4}$ "
- 2 exhaust hoods vented to outside
- High efficiency Lennox gas furnace 2005

## Inclusions, Exclusions & Rentals

Inclusions: Built-in oven, built-in microwave, electric cooktop, 2 stoves, 3 refrigerators, 2 dishwashers, light fixtures, window coverings, Maytag dryer, commercial coin operated washing machine, Lennox forced air gas furnace, Giant gas hot water tank.

Exclusions: Artwork and mirrors in the halls.

## Schools

Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)