

WELCOME TO 338 ST CLAIR AVE EAST

Moore Park - Listed at \$2,278,888.⁰⁰

www.338StClairAvenueEast.com



Handsome two-story, detached, duplex, surrounded by mature trees
in desirable Moore Park.

Centrally located close to schools, transportation, parks, ravines, and Leaside, &
Yonge Street shopping and restaurants. Excellent income property or could be
converted to spacious single-family home.

Go to: <https://www.discoverhorizon.com/dl.aspx?i=IAU3lrMQzsAzzz>
for inspection report.

Solid detached duplex and with stone and brick foundations and stucco exterior built circa 1926. Recently repainted and updated, this building features two identical three bedroom suites featuring open brick fireplaces originally constructed to burn coal.

Main floor has private semi circular deck, which walks out from the living room and overlooks the front garden.

Upper suite has semicircular balcony with south view accessed from living room. Upper suite was renovated 10 years ago, creating an open concept, kitchen and dining room with a stone counter and built appliances and pot lights.

Wood trimmed main foyer, and side door provide to entrances and exits for the upper floor. The side door also provides access to the basement for servicing furnaces and plumbing.

Both suites have three bedrooms all with closets. The upper floor has an added wood trimmed walk-in closet.

Some architectural features of this 1926 residents include wood trimmed foyer and upper staircase, leaded glass windows, wood trimmed floor to ceiling fireplaces, and plaster crown moulding in principal rooms.

Lower Level

The main floor suite has a finished basement room recently used as a gym. It has a separate furnace room, adjacent storage room, and additional storage in the south east corner. It also has access to the second half of the basement where there is a shared laundry room with above ground windows.

Upper unit share of the basement has private storage in the southwest corner of the basement where the two circuit breaker panels are located. Each suite has a separate 100 amp panel and a separate boiler. The upper suite has access to the basement through a back staircase and a side door that gives access to the side and rear yard.

FURTHER PROPERTY INFORMATION

Price listed at	\$2,278,888.
Possession date	30 to 60 days or to be arranged
Taxes 2024	taken from assessment approximately \$10,064.12
Lot size	40 x 110 feet
Drive	Wide mutual see survey for small easements
Parking	Two spots provided in a carport, which is attached to the neighbours carport. One additional parking is available behind the building
Heating	Two boilers, one per floor with radiator heating
Electrical	Each suite as its own 100 amp circuit breaker panel
Gas	Each suite has a separate gas metre located on the driveway side south east corner
Cooling	Existing window, air conditioning unit and portable air conditioning units. Both sold in as is condition.
Inclusions	All extras sold, in "as is" condition, 2 stainless steel refrigerators, one being a KitchenAid French door unit in the upper suite and a stainless steel refrigerator on the main level, 2 newer built-in stainless steel dishwashers Two electric stoves, newer washer and dryer in the lower level shared laundry room. Window coverings. Include all existing window covering in the main floor suite. Electric light fixtures, all electric light fixtures are included
Exclusions	All items and planters owned by the tenants are excluded and any possessions from the carport owned by the tenants are excluded, lawn mower is excluded.

There is a Carson & Dunlop House Inspection Report available. There is an existing survey available.

FINANCIAL INFORMATION

Main floor suite is currently vacant.

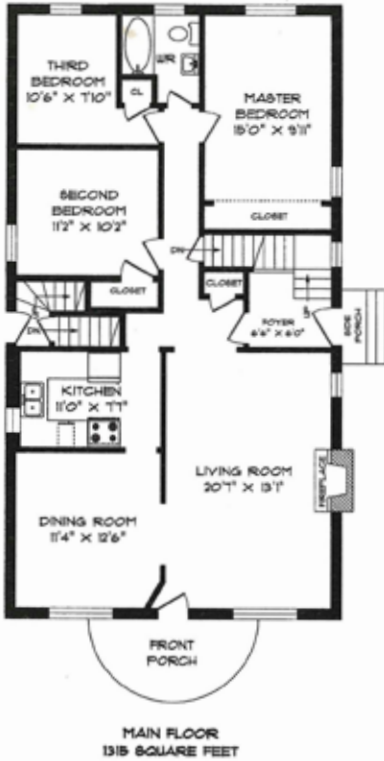
Second floor suite is currently leased on a month-to-month basis for \$2800.17 plus utilities.

Insurance annual premium \$3288

Snow removal contract to be assumed annual cost \$762.75

Window cleaning and East clean out approximately \$800 annually

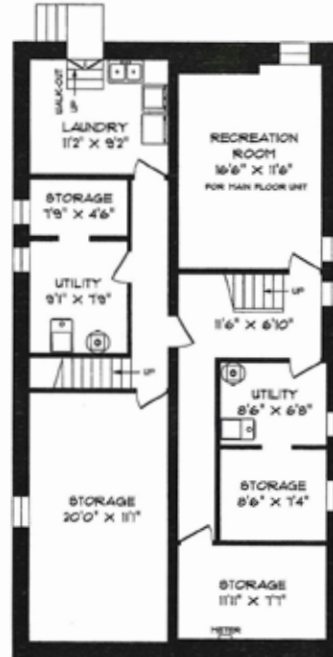
338 ST. CLAIR AVENUE EAST



MAIN FLOOR
1315 SQUARE FEET



SECOND FLOOR
1315 SQUARE FEET



LOWER LEVEL
1315 SQUARE FEET



GARAGE
314 SQUARE FEET

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MEASURED ON APRIL 22, 2013
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION
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The information in this feature sheet has been provided by principals and sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. All measurements are approximate.