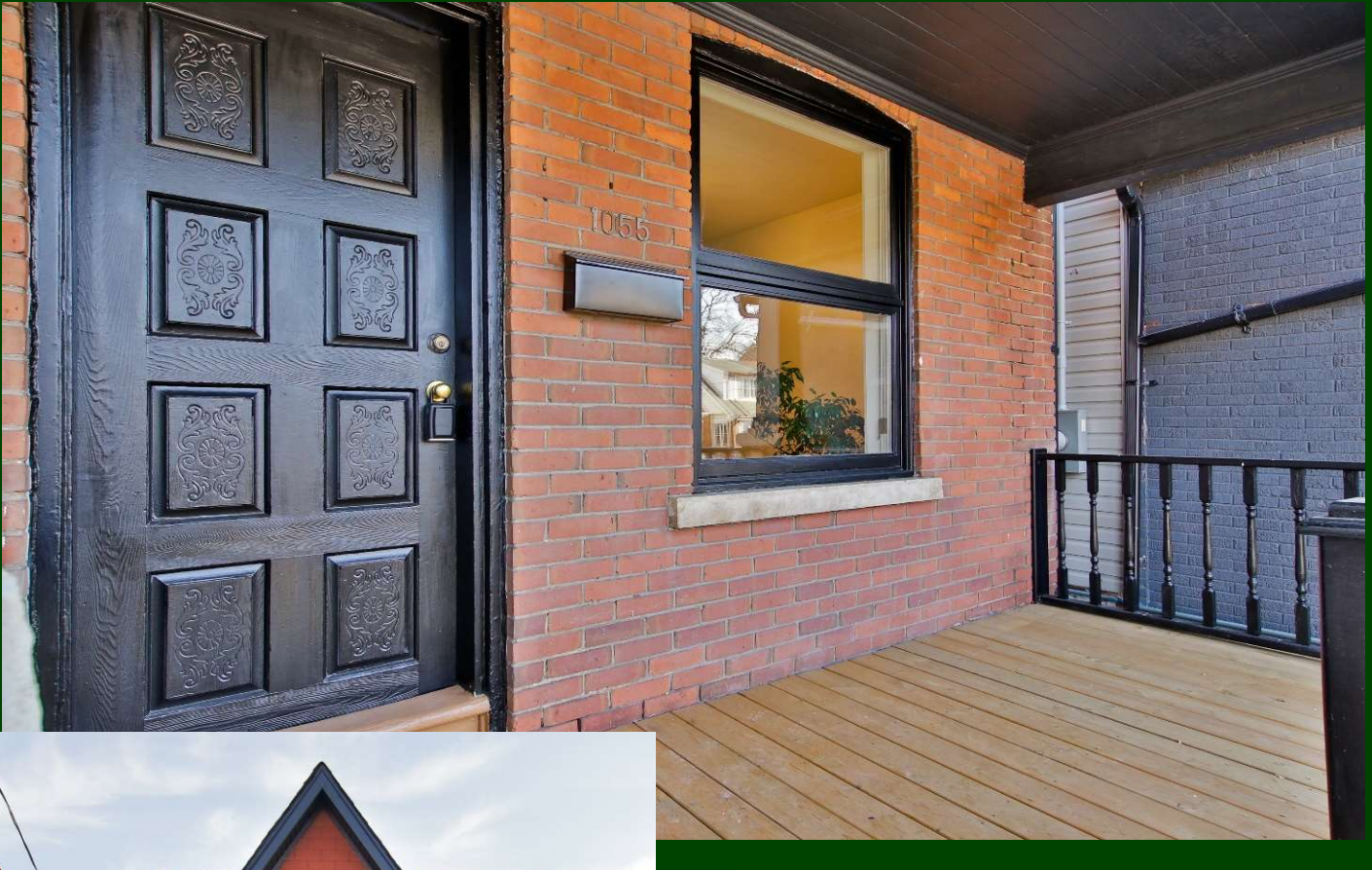


FOR SALE

1055 Woodbine Avenue

TORONTO | ON



Welcome to 1055 Woodbine Avenue! This commercially zoned detached property boasts a retrofitted air-conditioned modern interior, 200 amp electrical service, copper plumbing with $\frac{3}{4}$ inch water supply line, upper and middle flat and pitched roofing systems replaced in 2021 and a generous detached garage at the rear of the property with laneway access.

PROPERTY DETAILS

BUILDING AREA:	1155 sq. ft. + 555 sq. ft. lower level
ASKING PRICE:	\$1,199,000.00
LOT SIZE & AREA:	17.11 ft x 122.5 ft (2,096 sq. ft)
ZONING:	CR2.5 (C2.5;R1 *1163)
2021 ASSESSMENT:	\$472,000.00
LEGAL DESCRIPTION:	LT 6 PL 1973 TWP OF YORK AS IN TB464357; S/T INTEREST IN TB464357; TORONTO (E YORK), CITY OF TORONTO

K.P. GILLEN & CO. REALTY LTD.
BROKERAGE
40 Scollard Street Suite 200
Toronto, ON M5R 3S1
(416) 964 9441
www.kpgillen.com

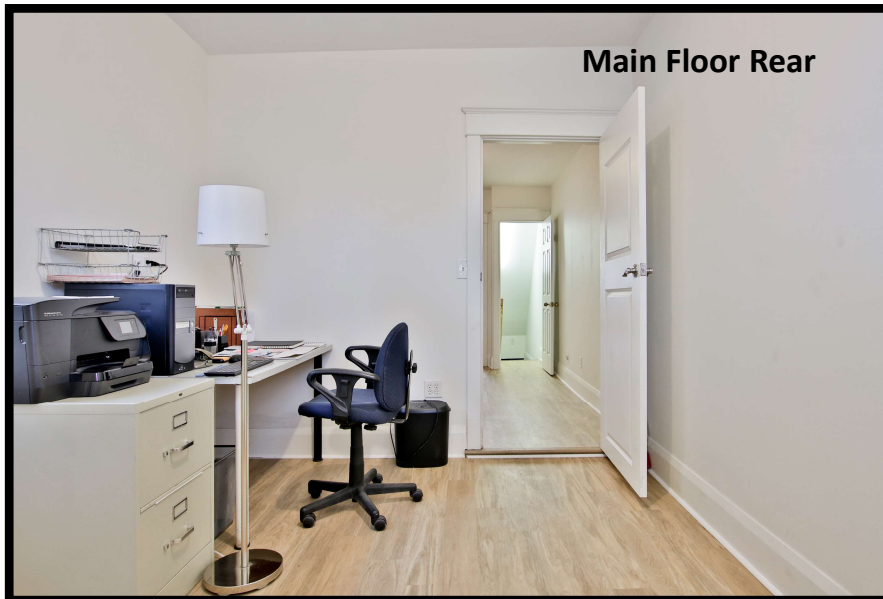
KEVIN P. GILLEN
FRI, BROKER, PRESIDENT
(416) 964 9460
Kevin@kpgillen.com

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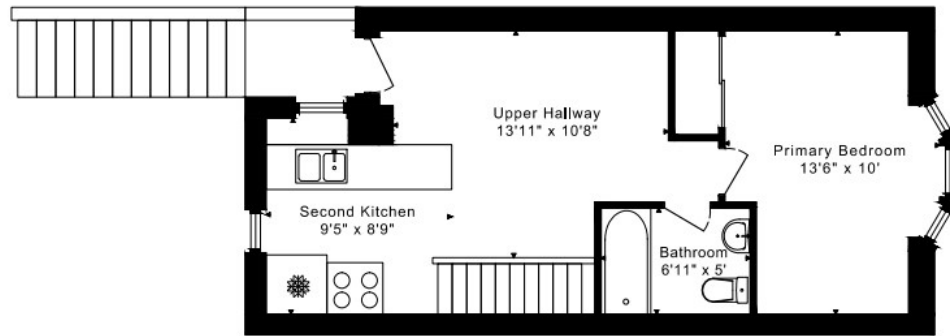
1055 WOODBINE AVENUE | PHOTOS AND UTILITIES



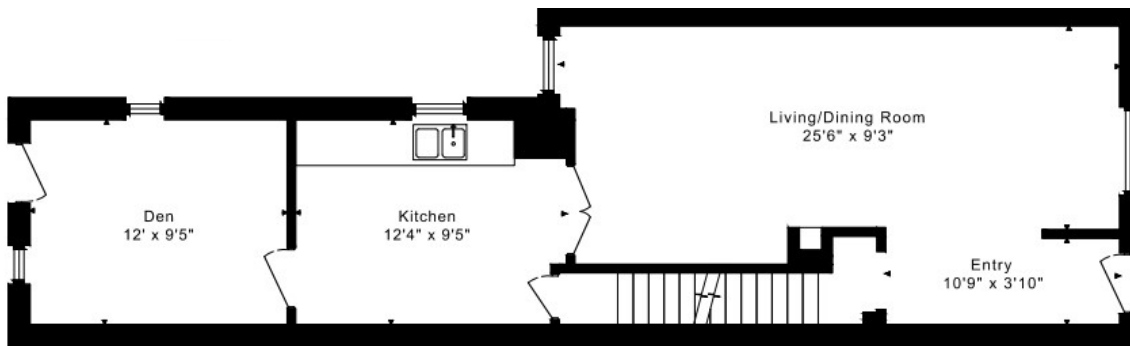
UTILITIES	Annual Expense	Average Monthly Expense
GAS	\$1,802.50	\$150.21
ELECTRICITY	\$1,421.88	\$118.49
WATER	\$1,224.28	\$102.02
PROPERTY TAXES	\$9,238.73	\$769.89
INSURANCE	\$2,131.00	\$177.58



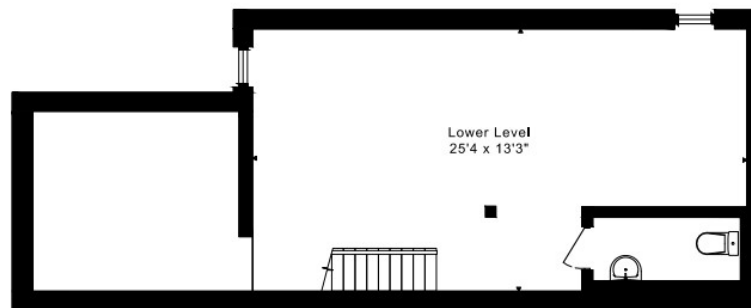
1055 WOODBINE AVENUE | FLOOR PLANS



SECOND FLOOR
485 SQUARE FEET



MAIN FLOOR
700 SQUARE FEET



LOWER FLOOR
555 SQUARE FEET

1185 sq ft + 555 sq ft
BELOW GRADE

Floor	Room	Imperial				Metric [m]	
		Length		Width		Length	Width
		Feet	Inches	Feet	Inches		
Second	Primary Bedroom	13	6	10	0	4,11	3,05
	Upper Hallway	13	11	10	8	4,24	3,25
	Second Kitchen	9	5	8	9	2,87	2,67
	Bathroom	6	11	5	0	2,11	1,52
Main	Entry	10	9	3	10	3,28	1,17
	Living/Dining Room	25	6	9	3	7,77	2,82
	Den	12	0	9	5	3,66	2,87
	Kitchen	12	4	9	5	3,76	2,87
Lower	Lower Level	25	4	13	3	7,72	4,04

1055 WOODBINE AVENUE | PHOTOS

