



**RANDY YETMAN**, FRI, MVA, Broker & Appraiser, *since 1975*  
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9  
off. **416-769-1616** cell. **416-460-9236**  
[randy@randyyetman.com](mailto:randy@randyyetman.com) [www.RandyYetman.com](http://www.RandyYetman.com)



proudly presents;  
**16 MUSKOKA**  
Offered at \$1,049,000.



## Long Branch 3 Unit MULTIPLEX! Steps to Lake, TTC & "GO" Train!

- **3765 SQ FT (3 levels)**
- **8 Bedrooms & 3 bathrooms**
- **Oversized 2 car garage/workshop**
- **Two 3 bedroom units & one 2 bedrm.**
- 
- **200 AMP service w/3 hydro meters**
- **RENTAL INCOME = \$54,300/yr.**
- 

Using a  
SmartPhone with  
a QR Code scan-  
ning application,  
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mobile friendly  
website for this  
property.



Errors and Omissions excluded.

## 16 MUSKOKA AVENUE, Toronto

### INCOME - RENT SCHEDULE (approximate), as of September 2015

Unit	Type	Income/mo.	Tenancy	Tenant Costs
2 <sup>nd</sup> floor	3 bdrm.	\$1,600.00	Lease April 30 2016	+ hydro & + 1/3 <sup>rd</sup> gas & water
1 <sup>st</sup> floor	3 bdrm.	\$1,600.00	Lease May 30 2016	+ hydro & + 1/3 <sup>rd</sup> gas & water
Bsmt.	2 bdrm.	\$1,000.00	Lease April 30 2016	+ 1/2 hydro & 1/3 <sup>rd</sup> gas & water
garage	2 car	\$200.00	Month/mo.	hydro included
Laundry	Coin-op	\$125.00	Month/mo.	approximate
	Total	\$4,525.00	per month	
<b>Income</b>	<b>TOTAL</b>	<b>\$54,300.00</b>	Per year	

Buyer agrees to assume existing Tenants on same terms and conditions listed above.

### EXPENSE SCHEDULE (approximate), ended Dec. 31, 2014

Type	Amount	
Property taxes	\$4,667.00	
Insurance	\$1,945.00	
Gas (heat)	0	\$2,391.00 paid by tenants
Water/sewer	0	\$1,701.00 paid by tenants
Hydro	\$375.00	\$1,873.00 paid by tenants
<b>Annual Expense</b>	<b>\$6,987.00</b>	No adjustment has been made for bad debt/ vacancy, repairs & maintenance

RENTAL INCOME	<b>\$54,300.00</b>	
less EXPENSES	\$6,987.00	
<b>NET INCOME</b>	<b>\$47,313.00</b>	<b><u>4.5% CAP RATE</u></b>



**16 Muskoka Ave** **List: \$1,047,000 For: Sale**  
**Toronto Ontario M8W1H3**  
 Toronto W06 Long Branch Toronto 118-5-V  
**Taxes:** \$5,140.52 / 2015 **SPIS:** N **Last Status:** New  
**Pcl 15-1-G Sec M9 Lot 15 Blk G Plan M9** **DOM:** 1

**Duplex** **Front On:** N **Rms:** 12 + 5  
**2-Storey** **Acre:** **Bedrooms:** 6 + 2  
**Lot: 46.5 x 160.5 Feet** **Washrooms:** 3  
**Irreg:** 1x4x2nd, 1x4xMain, 1x4xBsmt  
**Dir/Cross St:** Lake Shore & Long Branch

**MLS#:** W3328419 **Sellers:** Natalina Brienza And Gino Brienza **Contact After Exp:** N  
**Open House:** 10/04/2015 **From:** 1:00 **To:** 2:30  
**Holdover:** 90 **Possession:** 30 Days/Tba **Occup:** Tenant  
**PIN#:** 075910174 **ARN#:** 191905325002100

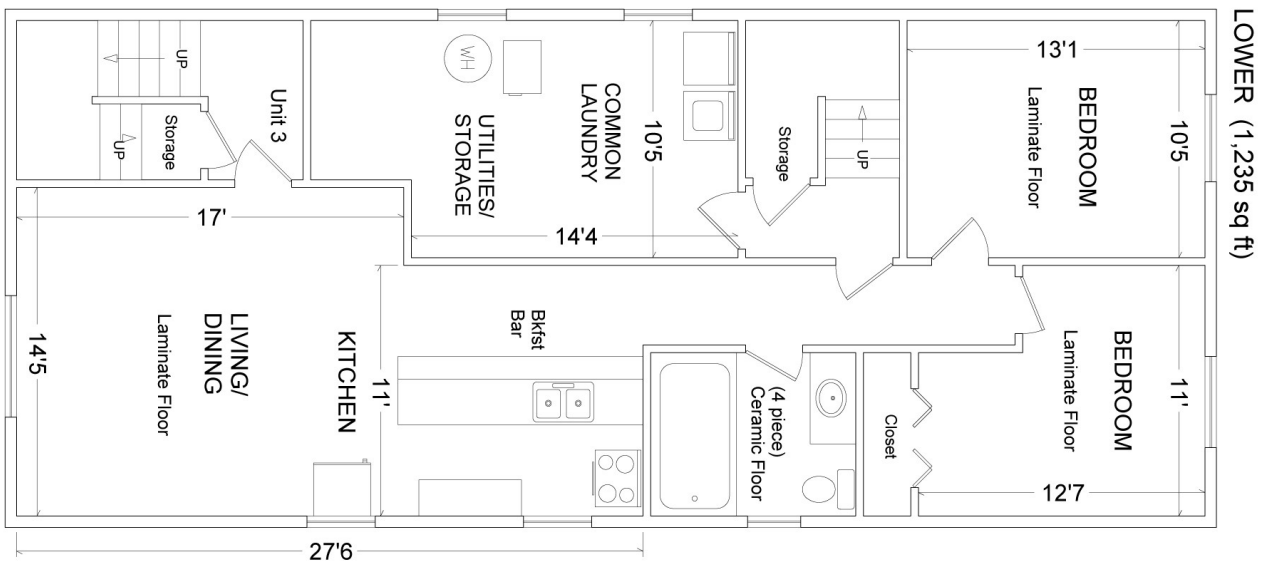
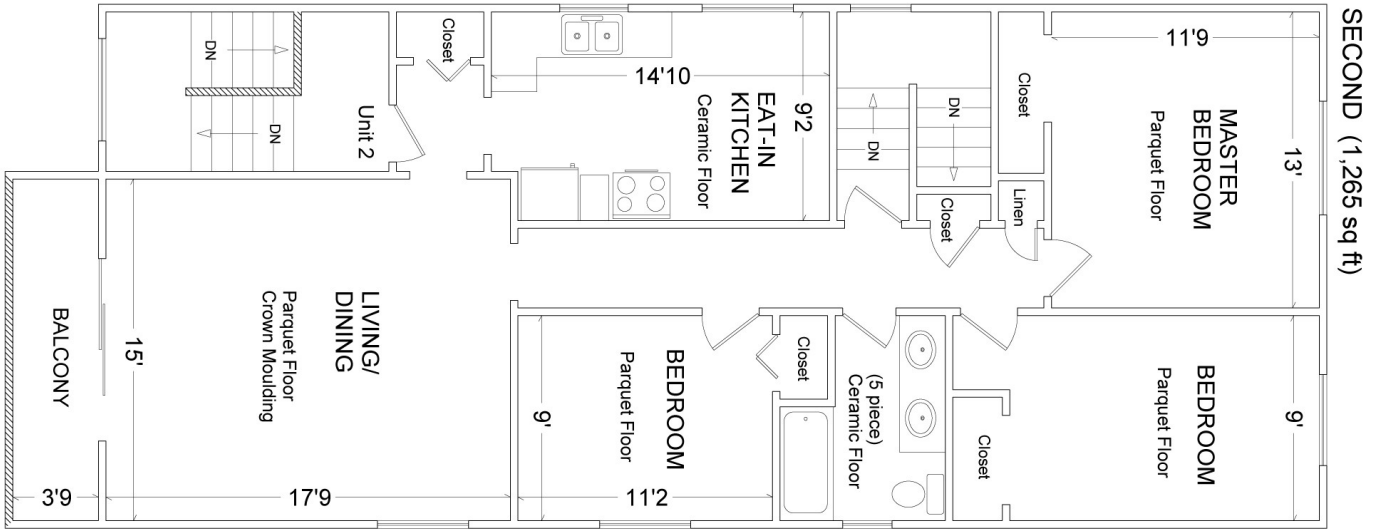
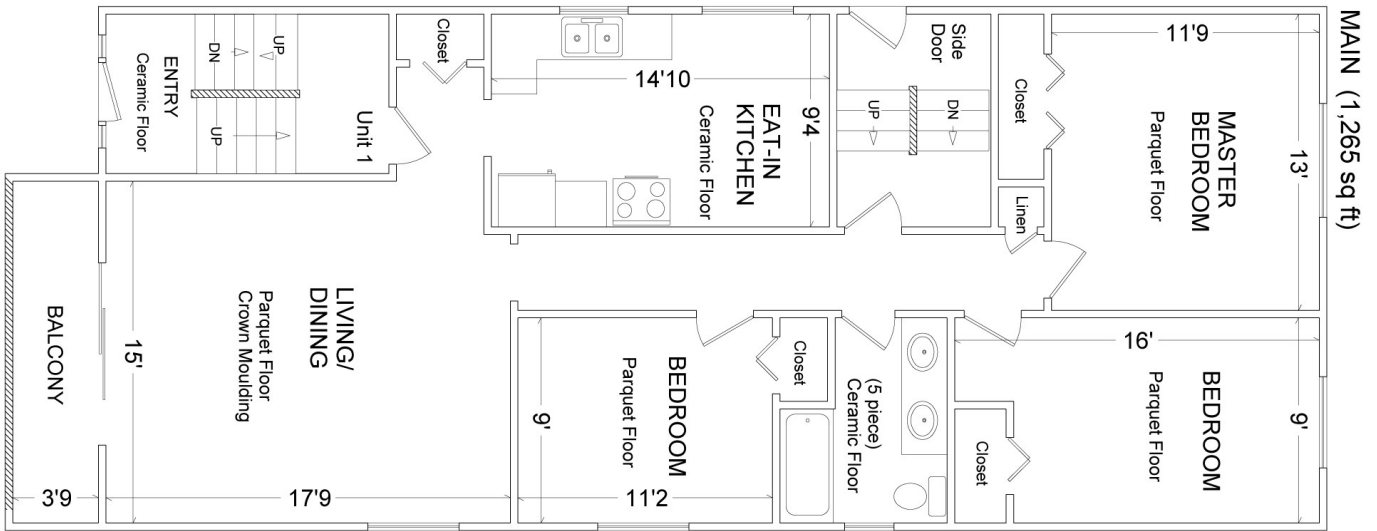
<b>Kitchens:</b> 2 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b> Duplex - Residential
<b>Fam Rm:</b> N	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Apartment / Sep Entrance	<b>Garage:</b> Detached / 2.0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Park Spcs:</b> 6	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>UFFI:</b>	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Pool:</b> None	<b>Water:</b> Municipal
<b>Central Vac:</b>	<b>Energy Cert:</b>	<b>Water Supply:</b>
<b>Apx Age:</b> 51-99	<b>Cert Level:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 2500-3000	<b>GreenPIS:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 716000 / 2012	<b>Prop Feat:</b> Beach, Hospital, Park, Public Transit, Rec Centre, School	<b>Farm/Agr:</b>
<b>Elevator/Lift:</b>		<b>Waterfront:</b>
<b>Laundry Lev:</b> Lower		<b>Retirement:</b>
<b>Phys Hdcp-Eqp:</b>		<b>Oth Struct:</b>

#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Ground	5.45	x 4.65	Combined W/Dining	W/O To Balcony	Hardwood Floor
2	Kitchen	Ground	4.95	x 2.75	Renovated	Eat-In Kitchen	
3	Master	Ground	3.95	x 3.60	Hardwood Floor	Closet	Window
4	2nd Br	Ground	4.85	x 2.80	Hardwood Floor	Closet	Window
5	3rd Br	Ground	3.40	x 2.85	Hardwood Floor	Closet	
6	Living	2nd	5.45	x 4.65	Combined W/Dining	W/O To Balcony	Hardwood Floor
7	Kitchen	2nd	4.95	x 2.75	Renovated	Eat-In Kitchen	
8	4th Br	2nd	3.95	x 3.60	Hardwood Floor	Closet	Window
9	5th Br	2nd	4.85	x 2.80	Hardwood Floor	Closet	Window
10	Br	2nd	3.40	x 2.85	Hardwood Floor	Closet	Window
11	Living	Bsmt			Finished	Above Grade Window	
12	Kitchen	Bsmt			Combined W/Living		

**Client Remks:** Legal Duplex + Self-Contained Bsmt. Apt. Large 3 Family Dwelling! Two 3 Bedroom Suites + One Large Self-Contained 2 Bdrm Suite. Steps To 'Go'/Ttc And Handy To Hwy's 427 + Qew. Trendy Long-Branch Location, Short Stroll To Lake Ontario, Parks & Beach. Big Income & Low Energy Costs Makes This A Great Investment Property!  
**Extras:** Gas Furnace, Central Air, Ghwt(R), Light Fixtures. Note: Seller & Agent Do Not Warrant Retrofit Status (Buyer To Accept Same). Income= \$54,700. Expenses= \$6,987. Net \$47,313 See Schedule "C" For Income/Expense & Attachment For Chattels.  
**Brkage Remks:** Per Court Ordered Sale, No Conditional Offers Will Be Considered. Attach Schedule "B", "C" & Deposit (C/C Or B/D) To All Offers. Register Via Form 801. Offers Welcome Tues. 12 Noon Oct 13th. With 48 Hours Irrevocable To L/A At Office Or Email To Randy@Randyetman.Com

RE/MAX WEST REALTY INC., BROKERAGE **Ph:** 416-769-1616 **Fax:** 416-769-1524  
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**Contract Date:** 9/30/2015 **Condition:** Appt: Tlbo **Ad:** N  
**Expiry Date:** 12/30/2015 **Cond Expiry:** **Escape:**  
**Last Update:** 10/01/2015 **CB Comm:** 2.5% **Original:** \$1,047,000

# 16 MUSKOKA AVE. — floor plan drawing



Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guideline only.

FloorPlans Unlimited (416) 766-7479

## 16 MUSKOKA AVENUE, Toronto



2 new RENOVATED KITCHENS installed just a couple of years ago.



Oversized Living-Dining combination rooms (main floor) includes parquet hardwood flooring and walk-out to balcony!



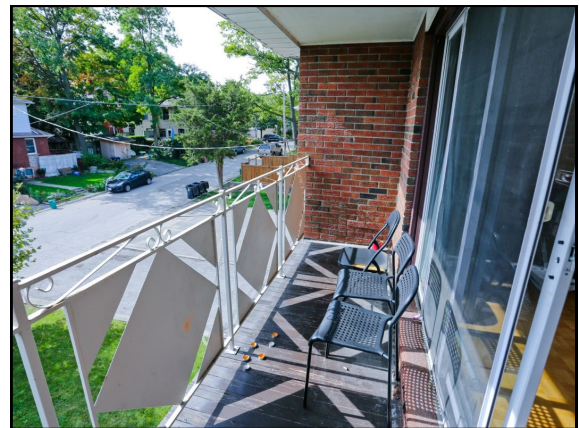
1 fo 3 RENOVATED 5 pce. BATHROOMS!



COIN-OPERATED LAUNDRY UNITS!



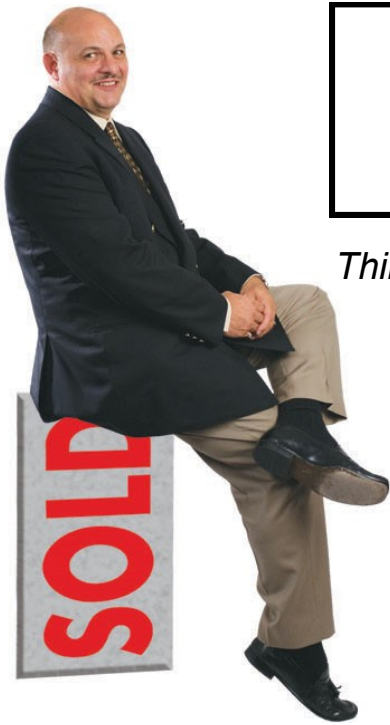
Oversized brick & block 2+ car garage—workshop with hydro.



Lovely covered balconies included in 2 upper units.

- TRENDY “BEACHES WEST” Long Branch location.
  - EXTRA LARGE PURPOSE BUILT DUPLEX + BSMT. APT.
  - Two staircases (front & rear).
  - Separate laundry room, w/coin-op laundry units.
  - Oversized Brick Garage-Workshop w/hydro.
  - Short stroll to lake, beach and waterfront trail.
  - Steps to TTC (streetcar) and short walk to “GO” train.
  - Lots of restaurants, shops and café’s along Lake Shore.
  - 2 renovated kitchens (main & upper)
  - 2 renovated bathrooms (main & upper)
  - New windows throughout, in 2011
  - New Air Conditioning unit in 2012
- 2 LARGE 3 BEDROOM UNITS (main + upper).

NOTE: This is a Court Ordered Sale..... Certain conditions apply. Please contact Listing Agent for details.



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*Thinking of moving? - Call Randy today, and start packing!*

- Full time Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 1% of TREB’s 41,000 Realtors.
- “Top Ten” Realtor - RE/MAX West (High Park), past 9 years.
- Islington Rangers Soccer team sponsor, since 2007.
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- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children’s Miracle Network



**Children’s  
 Miracle Network  
 Hospitals**

