



74 DOVERCOURT
TORONTO

74 Dovercourt is a recently-renovated income property, with the added benefit of a newly-constructed laneway home to the rear.

Offering four residences, each boasting superior finishes and generous living space, the property presents a dynamic opportunity for both investors as well as the urban dweller seeking a unique primary residence with the benefit of abundant income.

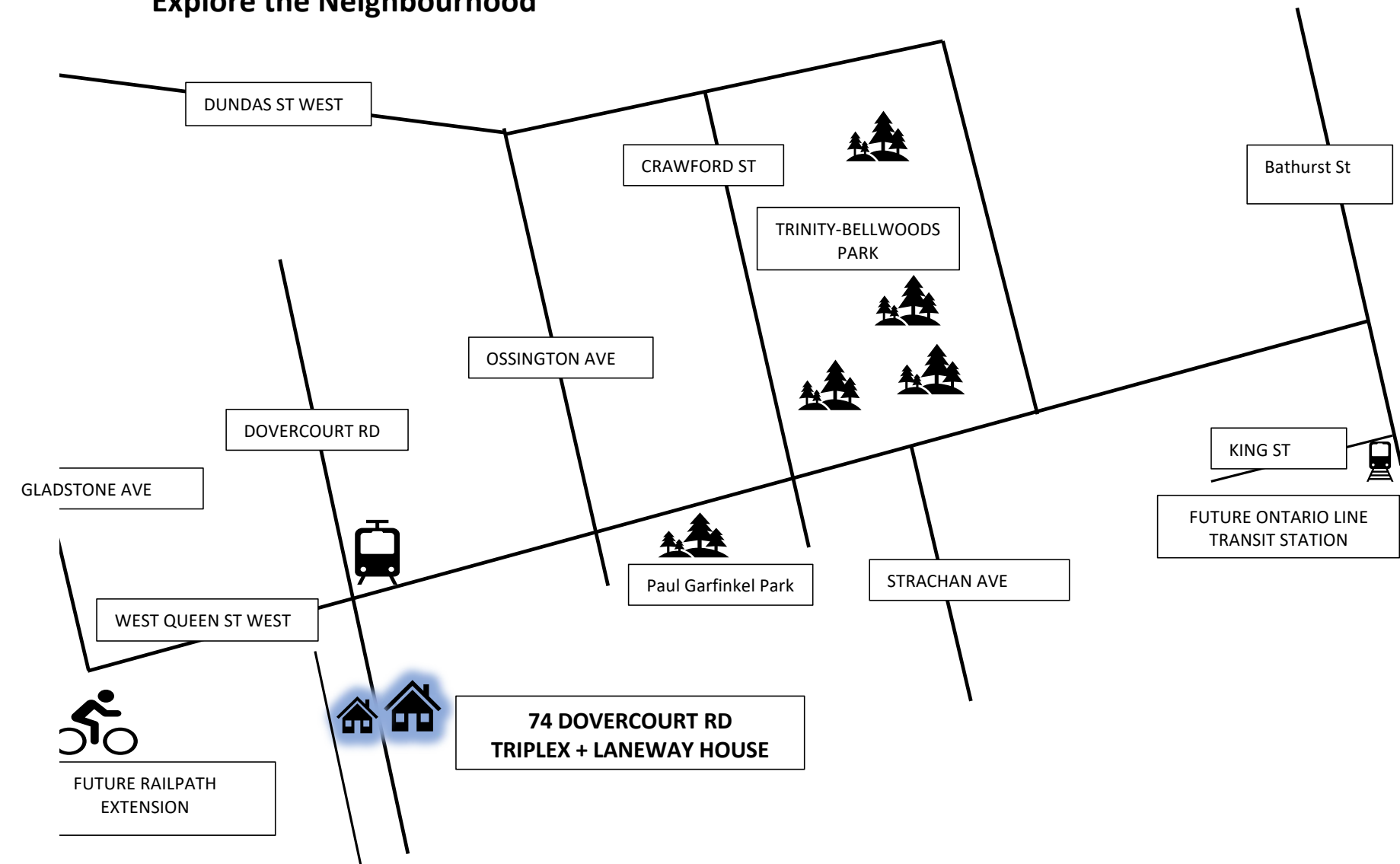
Located in the heart of West Queen West, and just moments from transit, Trinity Bellwoods Park, hotels, restaurants, schools and highways, the property is perfectly situated in one of the city's most admired neighbourhoods.

Available for sale for the first time since conversion from single family residence.

Financial summary included at the end of brochure.

Home inspection available upon request.

Explore the Neighbourhood



88 VERY WALKABLE



87 VERY BIKEABLE



90 RIDER'S PARADISE

Known as the Arts & Design District, West Queen West is home to an abundance of unique shops, restaurants, galleries, greengrocers, full-service grocers, services and parks including Trinity-Bellwoods Park. With a Walk-Score of 88, a Bike-Score of 87 and a Transit Score of 90, the area is known as one of the city's most desirable areas to call home and as such it supports premium rents with few vacancies.

A sampling of wants and needs within a few minutes of 74 Dovercourt Road.

Shops

- Poppies Flowers
- Aesop
- Birds of North America
- Quasi Modo
- Float Toronto
- Gravity Pope
- 100% Silk Shop
- DeMarco Perpich
- Curry's Art Supplies
- Garb
- Helen & Hildegard
- INabstracto

Food & Drink

- Fresh
- Hello 123
- Bar Piquette
- Bolt Fresh Bar
- Bar Poet
- The Drake Hotel
- Gladstone Hotel
- Bellwoods Brewery
- Le Swan
- Pizzaiolo
- The Burger's Priest
- The Great Hall
- Oyster Boy

Bakery/Coffee

- Pilot Coffee Roasters
- Nagege Patisserie
- Jimmy's Coffee
- Mabel's Bakery
- White Squirrel Coffee
- Bu'na The Soul of Coffee
- Dufflet Pastries
- Ideal Coffee
- Antikka Café & Records
- Major Treat

Essentials

- Carbon Computing
- Dentistry on Queen St West
- Metro
- Eye Wonder Optical
- Rexall Drugstore
- Queen West Animal Hospital
- Gix Cycle
- Appletree Medical
- Layla Spa & Yoga
- Parlour Salon
- Shoppers Drug Mart

Galleries

- Elaine Fleck
- Twist Art Gallery
- Craft Ontario
- David Kaye Gallery
- John B. Aird Gallery
- Paul Petro Contemporary Art

Attractions

- Trinity Bellwoods Park
- The Great Hall
- The Theatre Centre

74 Dovercourt Road, Toronto

Schools, Parks, Transit, Safety and Convenience

Known as the creative epicenter of the city, West Queen West is also a community rich with amenities and services to satisfy the young professional, artist, families and urban dwellers.

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Givins/Shaw Junior Public School

Designated Catchment School
Grades PK to 6
49 Givins St

Alexander Muir/Gladstone Ave Jr and Sr Public School

Designated Catchment School
Grades PK to 8
108 Gladstone Ave

É Élé m Pierre-Elliott-Trudeau

Designated Catchment School
Grades PK to 6
65 Grace St

Parkdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
209 Jameson Ave

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

Central Toronto Academy

Grades 9 to 12
570 Shaw St

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Allan A. Lamport Stadium Park

1155 King Street West



4 min

Rita Cox Park

14 Machells Ave



4 min

Osler Playground

123 Argyle St



5 min

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Wading Pool
1 Sports Field	1 Splash Pad
1 Picnic Facilities	1 Stadium

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 10 minute walk away.



Nearest Rail Transit Stop

Exhibition GO



10 min



Nearest Street Level Transit Stop

Queen St West At
Dovercourt Rd



2 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.83km.



Toronto Western Hospital (University Health Network)

399 Bathurst St



Fire Station

90 Quebec St



Police Station

350 Dovercourt Rd

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery

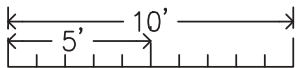


Gas Station

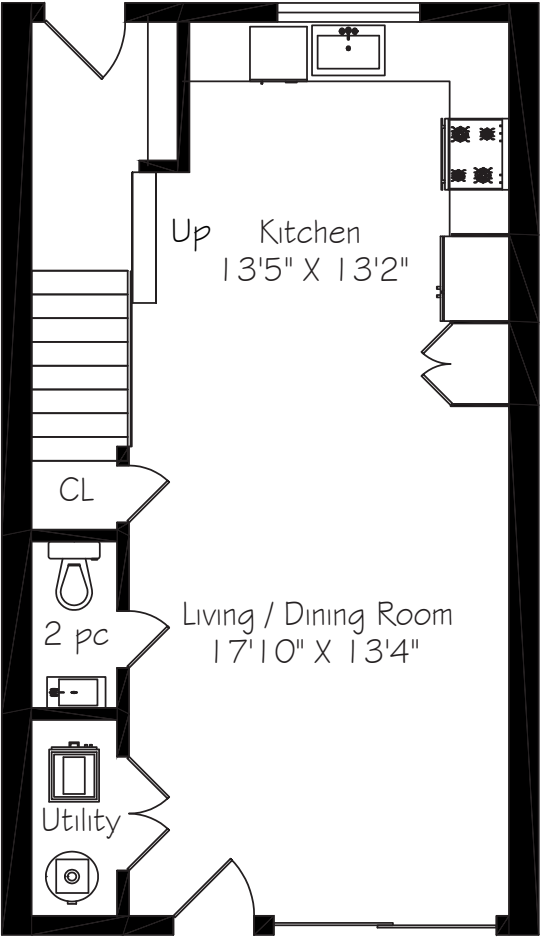
THE LANEWAY HOME

A freestanding, 2 storey residence of approximately 1235 square feet, with 2 bedrooms, 2 full baths, powder room and private yard with hot tub.

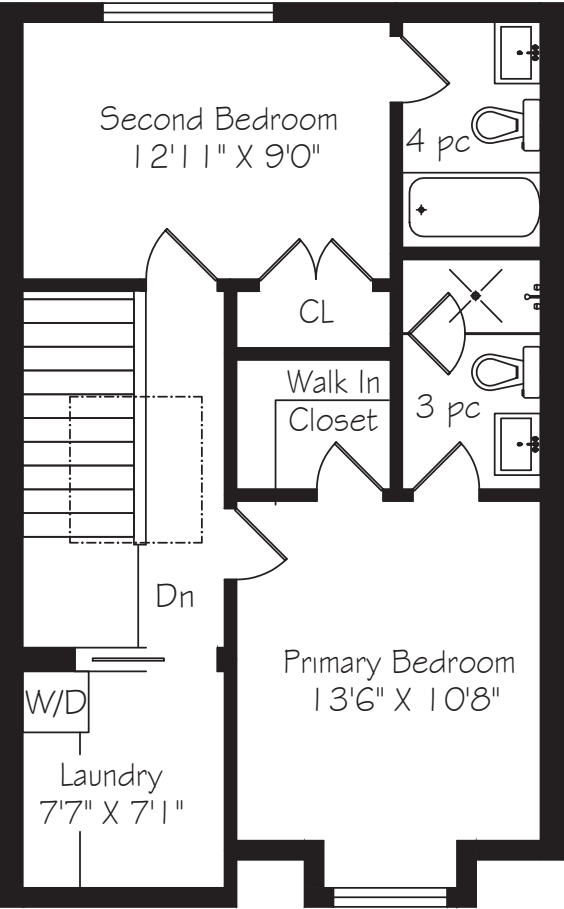
74 Dovercourt Road



Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca



Main Floor (Laneway)
615 Square Feet



Second Floor (Laneway)
619 Square Feet









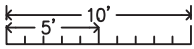




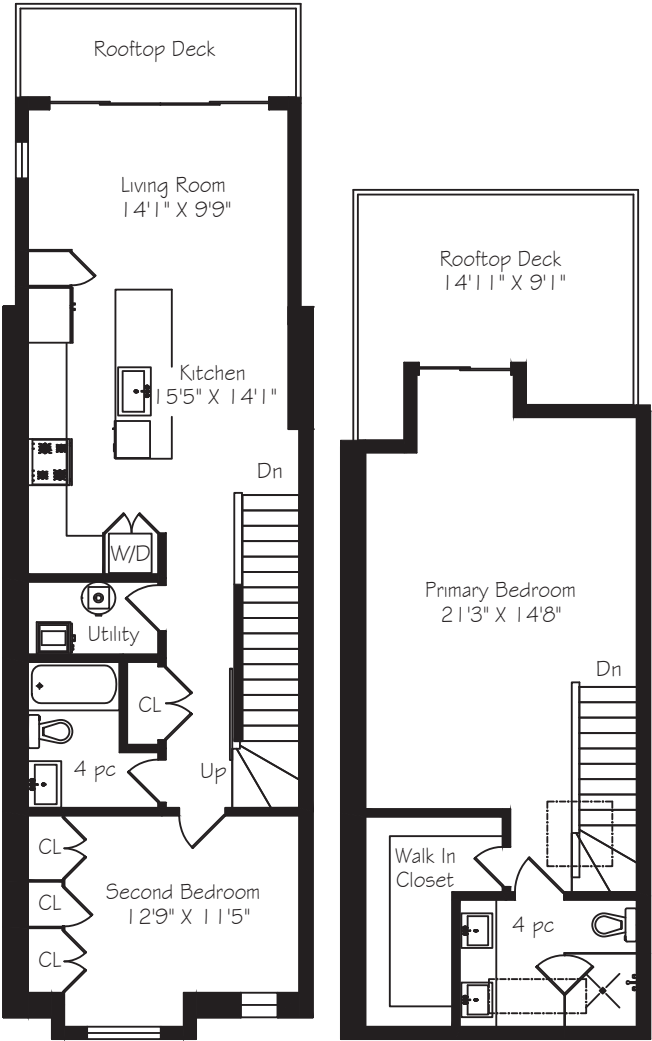
UPPER SUITE

Upper 2 floors of the main residence, encompassing approximately 1416 square feet. 2 bedrooms including full-floor primary, 2 full baths and 2 decks.

74 Dovercourt Road

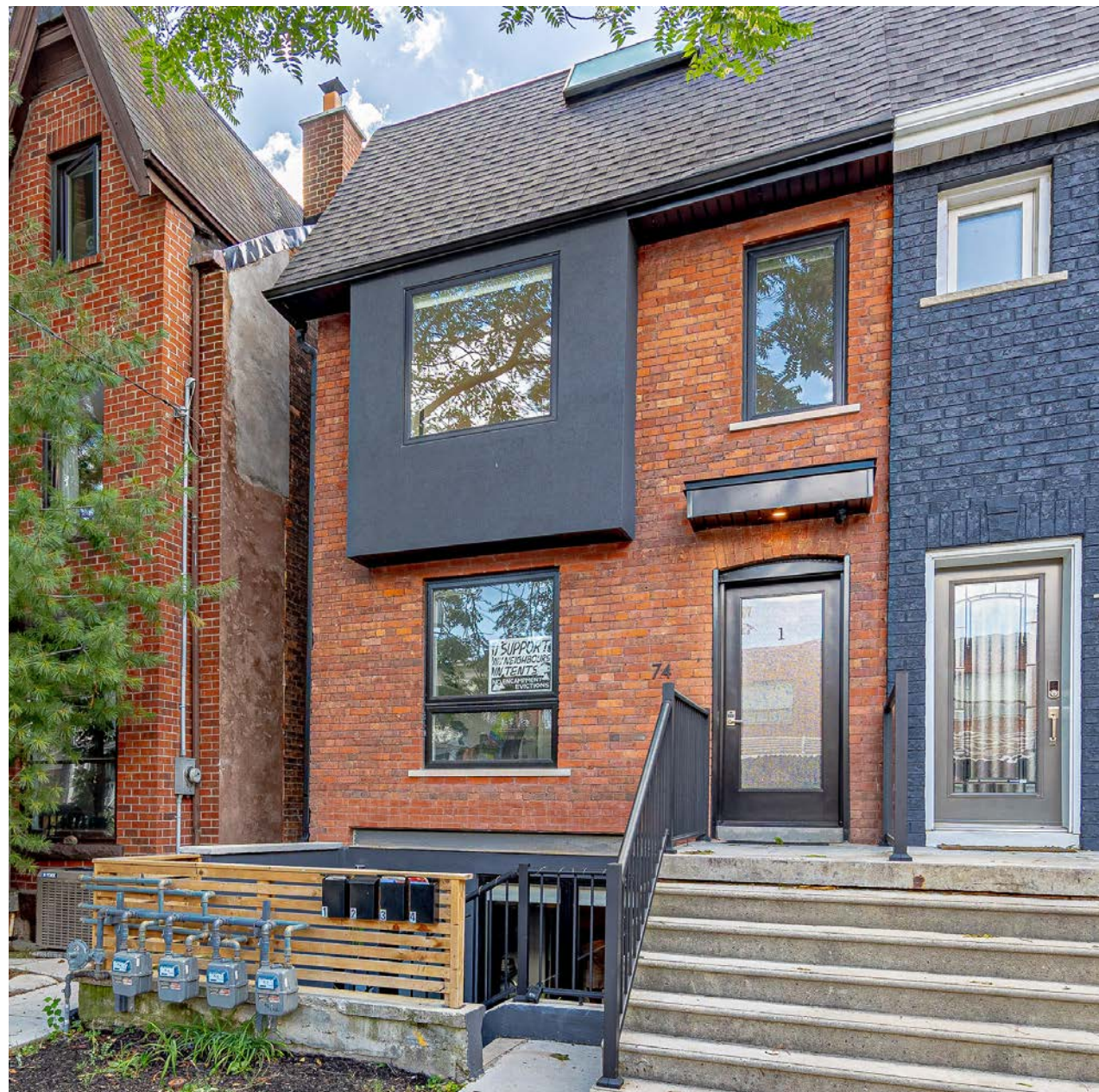


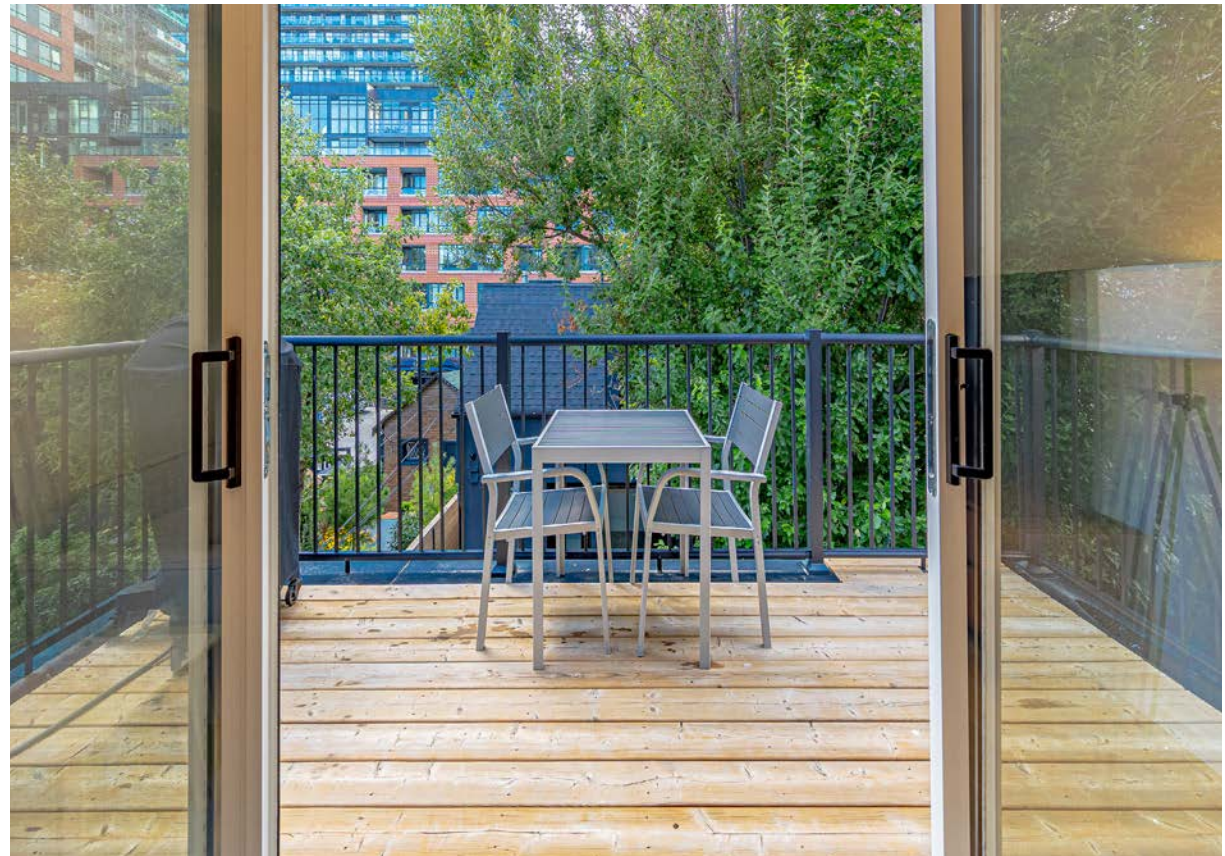
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Second Floor
831 Square Feet

Third Floor
585 Square Feet













MAIN FLOOR SUITE

A single level suite, featuring approximately 879 square feet of living space, 2 bedrooms and 2 baths, and a private rear yard.



Main Floor
879 Square Feet





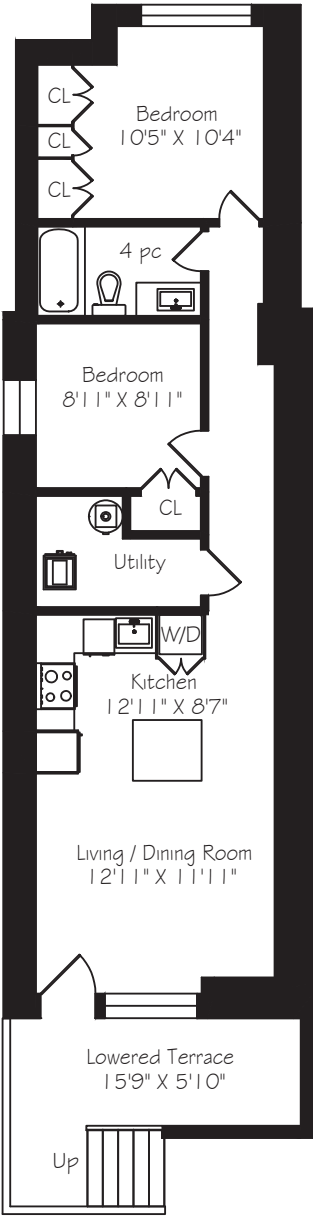




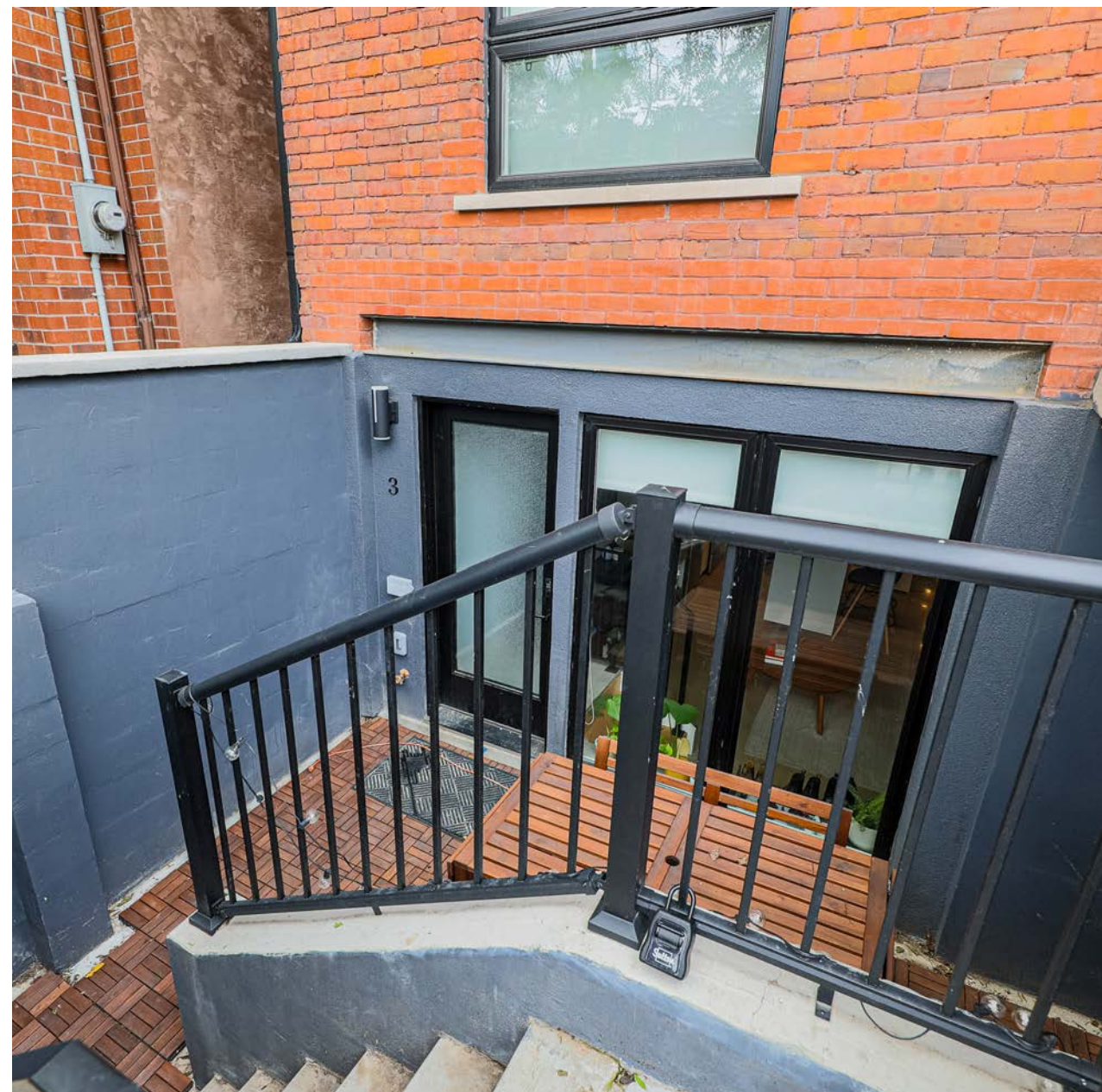


LOWER LEVEL SUITE

A single level suite, featuring approximately 879 square feet of living space, 2 bedrooms and 1 bath, and a private front terrace.



Lower Level
879 Square Feet









74 Dovercourt Road, Toronto

Some notable features and finishes

General Features

Purpose-Built legal Triplex + New-Build Laneway House. Built with full permits.
20.18'x 130' lot
Triplex offers 2 x 2 Bed / 2 Bath units & 1 x 2 Bed / 1 Bath unit
Laneway House offers 2 Beds / 2.5 Baths
Situated in the high-demand West Queen West neighbourhood with excellent walk / bike / transit scores
Individual HVAC system for each suite
Separate Hydro & Gas Meters for all 4 suites (tenant pays)
400 AMP underground service / 100 AMP service for each suite
Individual Hot Water Tanks (rental-tenant pays)
Hard-wired security cameras at front and rear of property with Network Video Recorder (located in Lane-way House)
Separate entrance to each suite
In-Suite laundry in all 4 suites
Private outdoor space with each suite

Triplex: Lower Level -Two Bed / One Bath

879 SF interior + private front patio
Private entrance
Forced Air Furnace
Polished concrete floors with in-floor hydronic heating

Living room with large window overlooking front patio
Both bedrooms with above grade windows + ample closet space
4-piece bath
Utility room with extra storage

Main Level - Two Bed / Two Bath

879 SF interior + private rear yard
Private entrance via the side walkway, rear yard
Forced Air Furnace
Wide-plank hardwood flooring
Over-sized living /dining room window with west exposure over the private fenced rear yard
Primary bedroom with double closet and 4 pc bath / large window overlooking front yard
2nd bedroom with 2 closets / 2 windows
Main 3-pc bath

Upper Level (2nd and 3rd floors) - Two Bed / Two Bath

1416 SF interior + 2 Private Decks
Private entrance via the front door
Forced Air Furnace
Wide-plank hardwood flooring

2nd floor 831 SF + Deck
Living / Dining room with full-width window / walk-out to rooftop deck with west exposure
Kitchen with island / gas cooktop
2nd bedroom with 2 windows / 3 closets

3rd floor 585 SF + Deck
Primary bedroom with walk-in closet + 4-pc ensuite with heated floors
Rooftop deck with west exposure

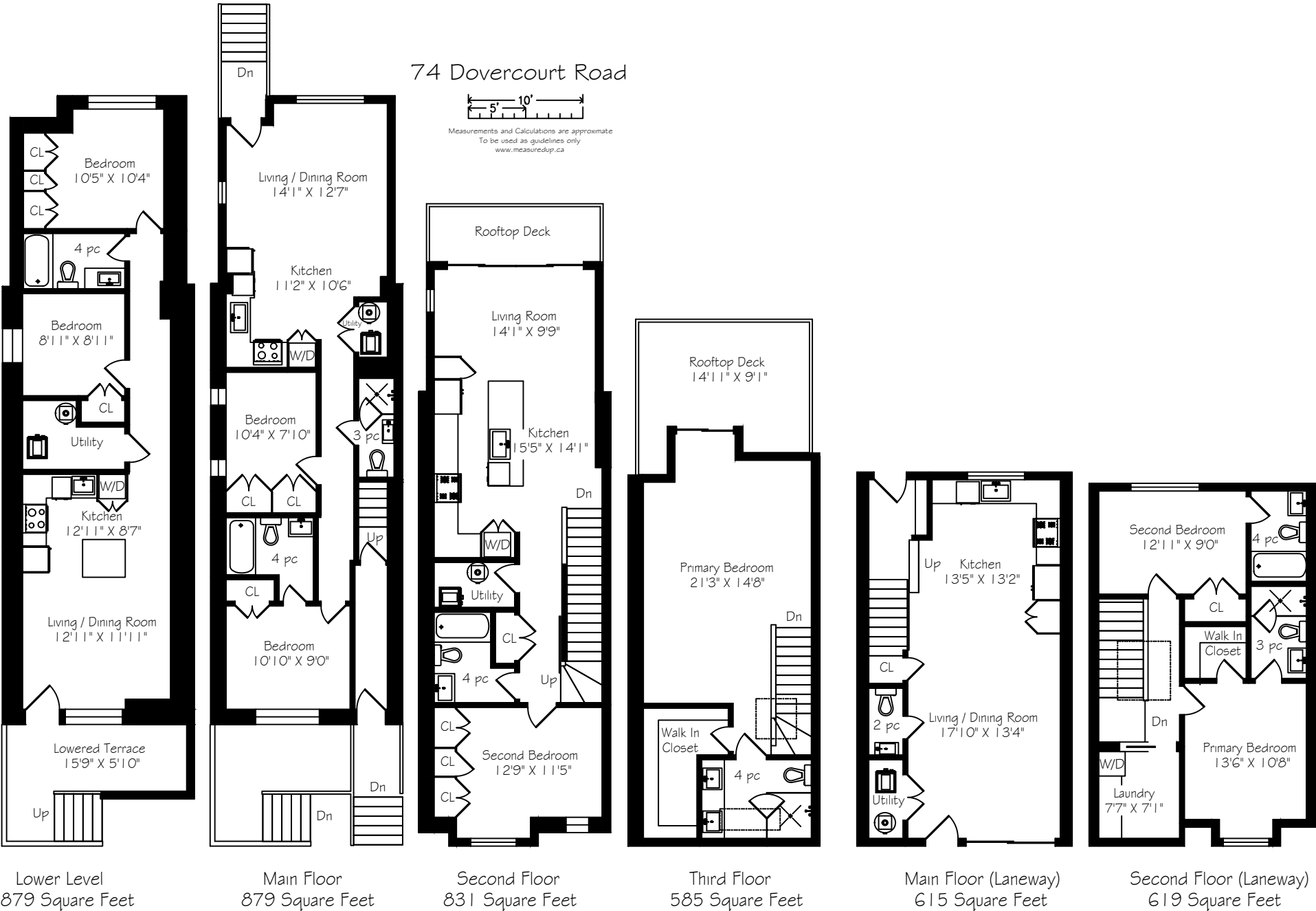
Laneway House - Two Bed / Two bath + powder room

1234 SF interior + private rear yard
Two entrances-one from laneway + one from private rear yard
Architectural hardware and fixtures
Forced air furnace

Main Floor 615 SF + private fenced rear yard
Polished concrete with hydronic in-floor heating
Living/dining room with full width glazing overlooking fenced rear yard complete with hot tub (included)
Motorized roller shade for living/dining room window
Kitchen with transom window/gas range
2-pc powder
Glass-walled staircase / oak treads
Under-stairwell storage

Upper Floor 619 SF
Primary bedroom with fitted walk-in closet + 3-pc bath with hydronic in-floor heating / large window with views over the rear yard
Motorized window shade for primary bedroom window
2nd bedroom with double closet / 4-pc ensuite with hydronic in-floor heating / large window with west exposure
Wide-plank hardwood flooring
Laundry room with ample storage
Skylight over stairwell

Exterior
Fenced rear yard
Gas service
Hot tub (included)



NOTES and FINANCIALS

Purpose-Built legal Triplex with a New-Build Laneway House in Toronto’s Vibrant West Queen West Neighbourhood.

Ideally situated in the high-demand Trinity Bellwoods area with excellent rental demographics and local area benefits, with continued strong expectation for future growth, including additional transit options and new connections to the Railpath bike network, the property presents a unique opportunity as a pure investment property with significant in-place gross and net operating income across the four suites. It also presents a rare opportunity for a private owner-occupied laneway residence with excellent income across the three rental units in the main house or an opportunity for the owner to occupy one of those three suites while maintaining the laneway residence as a rental unit.

Finished in 2020 with the Vendor’s intent as a long-term hold, the property was designed and constructed to provide a low-maintenance income property with separate metering for gas and 100 AMP hydro service for all four suites, with each having a dedicated forced-air HVAC system, while the four Hot Water Tanks are rented and paid for by the Tenant. Each of the four units has a private entrance, its own laundry service and private outdoor space, while interior features and finishes were chosen in order to attract tenants with a desire for a higher standard of residence.

At the list price of \$3,850,000, an in-place stabilized gross annual rental income of \$187,800 and operating expenses of \$19,546, the property provides net operating income of \$168,254 reflecting a strong CAP Rate of 4.37%. Having been first occupied in 2020, the property is not under rent control guidelines.

Unit Description	Lower	Main	Floors 2 & 3	Laneway*	
Interior SF	879	879	1416	1234	
Exterior	Patio	Backyard	Two Decks	Backyard	
Bed Count	2	2	2	2	
Bath Count	1	2	2	2.5	
In-Suite Laundry	Yes	Yes	Yes	Yes	
Private Entrance	Yes	Yes	Yes	Yes	
Financials					Monthly / Annual
Current Rents	\$2,350	\$3,325	\$4,475	\$5,500*	\$15,650 / \$187,800
Hydro / Gas / HWT	Tenant Pays	Tenant Pays	Tenant Pays	Tenant Pays	
Water/Sewage/Waste					\$1,110
Insurance					\$7,940
2022 Taxes					\$10,496
Total Expenses					\$19,546
Current NOI					\$168,254
Current CAP Rate					4.37%

*Owner occupied suite. Owner prepared to provide vacant possession or sign a one-year lease at the current rent of \$5,500/month plus hydro, gas and HWT rental. Owner rents indoor parking nearby.

While deemed to be correct, the Seller, Listing Brokerage and the Listing Realtors do not guarantee the accuracy of the information contained herein. The reader should complete their own due diligence.

74 DOVERCOURT ROAD
TORONTO

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unique urban homes

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