

# 62 Brunswick Avenue

Lot Size: 21.58 x 137 Feet  
Possession: 30 Days/TBA  
Taxes: \$6,208.58/2012  
Bedrooms: 5  
Bathrooms: 2x4

Electrical: 100amp/Fuses  
Heating: Gas/Hot water  
Plumbing: Copper  
Roof: Slate  
Parking: 2 spaces

Welcome to 62 Brunswick Avenue

A Victorian charmer in Harbord Village. With many of its original details still intact, this 2.5 storey home awaits your personal touches. Currently, this is a 2 family home. But it can be easily converted back to a single family residence.

The homes overlooking this beautiful tree-lined boulevard are all part of the Harbord Village Heritage Conservation District. 62 Brunswick ave is a solid brick home which features an original slate roof and multiple stain glass windows all ready to be restored.

- Once through the front door, one is in awe with the original charm like the ten foot ceilings, high baseboards, ceiling medallions and crown moulding. The main floor is currently a 2 bedroom apartment which rents for \$1,350 per month. The living area features hardwood floors, French doors, and a large bay window with stain glass above. Both bedrooms feature hardwood floors and the main floor apartment is rounded out by a 4-piece bathroom, eat-in kitchen and walkout to a wood deck and backyard.
- The second and third floor is currently a 4 bedroom apartment that rents for \$2,500 per month. The living area is a large space with soaring 9 ½ foot ceilings, ample sunshine from another bay window, and great accents like tall baseboards, crown moulding, & stain glass windows. If converted back to a single family residence, this room would be an ideal master bedroom. The two bedrooms on the second floor boast hardwood floors and closets. The second floor is rounded out by a 4-piece bathroom and a spacious eat-in kitchen. The third floor features two bedrooms with hardwood floors and a walk-out to a private wood deck.
- The backyard is comprised of a deck, with the possibility of creating an urban garden. 2 parking spaces at the rear are accessible via the laneway.
- The quintessential block in Harbord Village, within walking distance to trendy shops & restaurants along Harbord & College Street, Kensington Market and Chinatown. Just minutes to the U of T campus and TTC, it is in the heart of the city yet with a serene neighbourhood feel.

**Inclusions:** 2 refrigerators, 2 stoves, all electrical light fixtures, gas burner and equipment