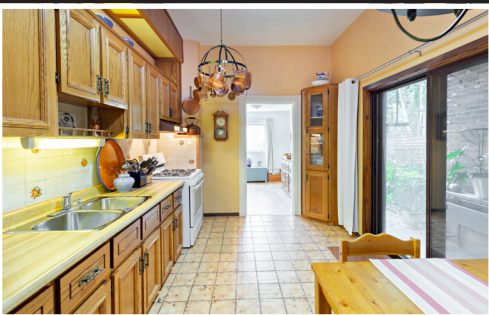




385 Manning Avenue



Vivian Eyolfson

Sales Representative

416.346.8601

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Kaitlin Rees

Sales Representative

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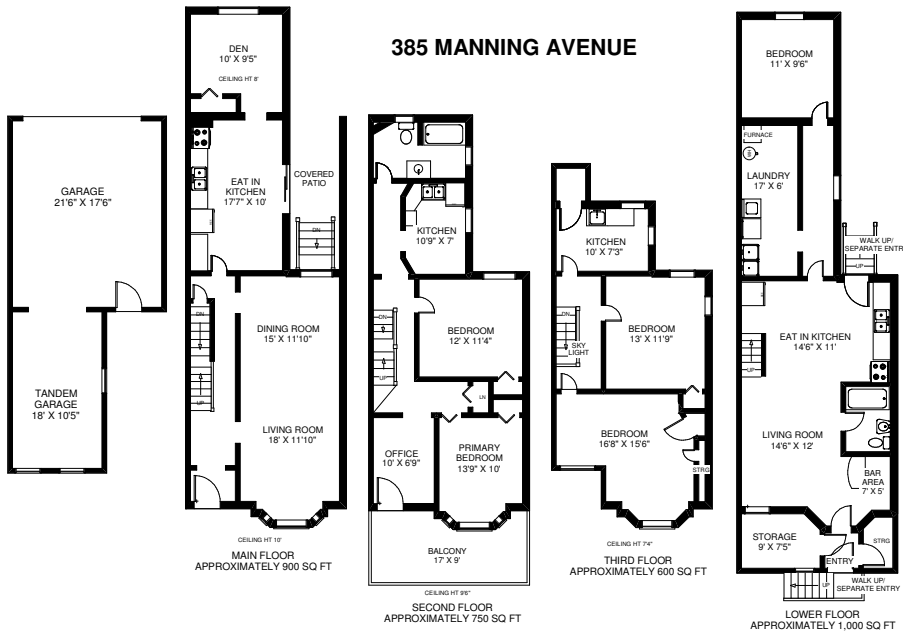


REAL ESTATE SERVICES LTD.,
BROKERAGE

55 St. Clair Ave W, Toronto, ON M4V 2Y7

Office: 416.921.1112 Fax: 416.921.7424

385 MANNING AVENUE



Price:	\$1,898,000
Possession:	30 to 60 days – TBA
Lot Size:	18.33 x 133 feet*
Driveway:	Lane
Parking:	3 Cars
Survey:	None
Roof:	Shingles - 9/10 years old
Garage:	Roof - shingles – 2018
Bedrooms:	5+1
Bathrooms:	2 X 4
Plumbing:	Copper
Electrical:	100-amp service - breakers
Heating:	Gas – boiler
Cooling:	None

Location! Location! Location!

Vibrant Little Italy!!!

- Wonderful Solid double brick 2.5 storey Victorian Home built in 1885!
- Possible laneway house potential!
- Party walls (between homes) double brick!
- Original details throughout home!
- Exterior painted & new eaves – 2018
- Main floor with 10ft + ceilings
- Spacious Living/dining rooms with large windows and original plaster details!
- Country eat-in kitchen with den addition, plenty of cupboard space and a walkout to private garden & access to large 3 car garage.

- 2nd floor features 2 bedrooms plus a den/bedroom, gardening room (could be converted to laundry) room & a 4-piece bath!
- 2nd floor den/bedroom features a walkout to a sun-drenched deck!
- 3rd floor features 2 bright bedrooms and kitchen-possible future bathroom?!?!
- The basement features a spacious open concept 1-bedroom apartment with 2 walkouts (to front and back gardens), renovated 4-piece bathroom, large family style eat-in kitchen, full sized living room with a funky retro built-in bar!
- Plenty of storage and closet space throughout
- Steps to the TTC, schools, library and College Street restaurants, nightlife & shopping!

Inclusions:

Gas burner & equipment; 2 gas stoves; 3 fridges; 3 exhaust fans; electric light fixtures, 2 ceiling fans; washer; dryer; bar in basement; window coverings - all are in as-is condition without warranty.

Exclusions:

Flowerpots and garden furniture.

Rentals (Enercare):

Hot water tank (2015)

Expenses (2022/23):

Taxes: \$6449.53

Gas: \$1985.16 ** Hydro: \$1195.56 **

For more information, please refer to Sept 5th, 2023, pre-sale report by: **Carson and Dunlop**

*Figures are approximate
Please attach Schedules to offer!