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SOUTH RIVERDALE

## 55 Dagmar Ave

SOLD

Detached Home | Upper + Lower  
Suites

MLS #E5670330

REQUEST VIEWING

FLOOR  
PLAN

FEATURE  
SHEET

THE DETAILS



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from your very first impression! Camouflaged behind the facade of this century-old South Riverdale hotspot are two self-contained suites packed full of unbeatable charm & loveable personalities. Beyond its angled walls, vintage fireplaces, oversized windows, private outdoor hangouts, and overall sunny disposition lives a collective curiosity for future potential. And, this ain't just a play on words – this is real-life real estate. A detached house (inclusive of parking & private drive) open to various approaches leads to unwavering advantages! Throw in some imagination and a peppering of gusto, and you've got an asset with options – convert to single-family, rent out both suites, live in one apartment and rent out the other, renovate, add on or do none of the above. The choice



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*May your walls know joy; may each room hold laughter; and may every window open to great possibility.*

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PROPERTY PARTICULARS

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LIST PRICE - \$1,095,000

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JONES AVE & DUNDAS ST W

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2 1/2 STOREY, DETACHED

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LEGAL DUPLEX AS PER MPAC

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LOT SIZE - 60.87 X 20 FEET

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2,254 INTERIOR SQ. FT. (596 SQ. FT.  
BELOW GRADE)

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PRIVATE DRIVEWAY, TWO PARKING  
SPACES

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FENCED-IN YARD

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BASEMENT APARTMENT, SEPARATE  
ENTRANCE

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#### UPPER SUITE

- 1 + Loft Bedrooms
- One, 5 Piece Washroom
- One Kitchen
- 2 Private Balconies
- 990 Square Feet
- Vacant
- Rental Rate: \$2,475/month

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#### LOWER SUITE

- 1 Bedroom
- One, 3 Piece Washroom
- One Kitchen
- Recreation Space
- Private Entrance & Deck
- 1,264 Square Feet (596 Below Grade)

^

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- Two Dishwashers (Upper & Lower)  
• One Hoodfan (Lower)  
• Clothing Washer & Dryer (Upper & Lower)  
• Floating Shelf Kitchen (Upper Suite)

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#### EXCLUSIONS (UPPER SUITE)

- All Window Coverings
  - Light Fixtures in Washrooms
  - Living Room Light Fixture
  - Light Fixtures on 2nd & 3rd Floor Landing
- 

## Gallery

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THE HOME



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HIGH-EFFICIENCY FURNACE (OWNED - 11 YEARS)

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CENTRAL AIR CONDITIONING (OWNED - 14 YEARS)

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HOT WATER TANK (OWNED - 14 YEARS)

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#### ELECTRICAL

- Copper Wiring (One Aluminum Circuit)
- 100 Amp Service

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PVC INBOUND & OUTBOUND PIPING

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ROOF - APPROX. 20 YEARS

- Asphalt Shingle Roof

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#### AVERAGE UTILITY COSTS

- Average Hydro: \$157/month
- Average Gas: \$174/month
- Average City of Toronto: \$112/month

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HOME INSPECTION REPORT

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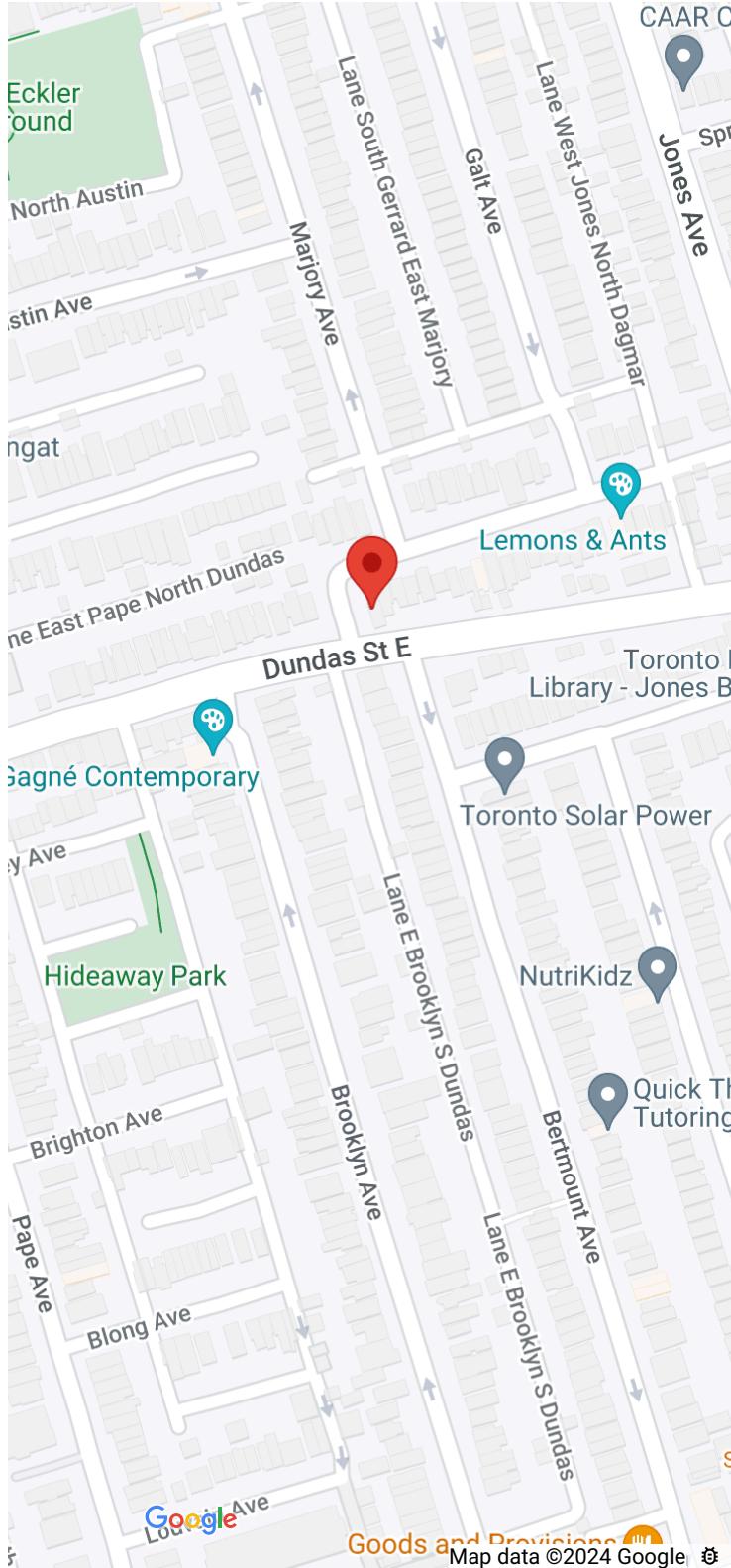
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MORE PHOTOS  
THE NEIGHBOURHOOD

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A perfect blend of hip stores, generous green spaces and distinct architecture is what makes Toronto's South Riverdale and Distillery District neighbourhood so covetable. For starters, the city's uber-trendy Leslieville pocket is nestled within the area, which is booming with heavenly brunch spots, bistros and lifestyle boutiques. The historic Distillery District, made up of stunningly restored red-brick industrial buildings, is not only an appreciated departure from city life, but its pedestrian-only cobblestone streets call to mind a simpler time when cars were considered a luxury. The artisans and restaurateurs who've set up shop here share a similar appreciation for the district.

## TRANSIT OPTIONS

### COMMUTE TO UNION STATION

- 15 Minutes by Car
- 30 Minutes by Transit
- 24 Minutes by Bike

### RAIL LINES

- 506 Carlton St
- 301 Queen St
- 501 Queen St

### BUS LINES

- 83 Jones Ave



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- St Clement's School
- The Bishop Strachan School
- Toronto Private High School

### PUBLIC SCHOOLS

- Danforth Collegiate & T.I.
- Duke of Connaught Jr. & Sr. P.S.
- Leslieville Jr. P.S.
- Riverdale C.I.

### FRENCH SCHOOLS

- Dundas Jr. P.S.
- Earl Grey Sr. P.S.
- Duke of Connaught Jr. & Sr. P.S.
- Bowmore Road Jr. & Sr.

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### RESTAURANTS & COCKTAILS

- Baldini Restaurant
- BarBURRITO
- Cino Locos
- Chula Taberna Mexicana
- Completo
- Eat Bkk Thai Kitchen
- Frankie's Italian
- Gale's Snack Bar
- Great Burger Kitchen
- Hastings Snack Bar
- JP Restaurant Bar & Grill
- Okay Okay Diner
- Pantry Carlaw
- Pho Com Tam 168 Vietnamese
- Pizza Pide
- Popeye's Louisiana Kitchen
- Queen Margherita Pizza



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- Ahmad Grocery
- Food Basics
- Foodland
- FreshCo
- Galaxy Fresh Foods
- JE Foods
- Loblaws
- Luke's Grocery & Snack Bar
- No Frill's
- Philippine Oriental Food Market
- Raise the Root Organic Market
- Victoria Whole Foods
- Woodfield Grocery

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#### COFFEE & BAKERIES

- Coffee & Clothing
- Dineen Outpost
- Hailed Coffee
- Jimmy's Coffee
- Marvel Coffee Co
- Pilot Coffee Roaster
- Raspberry Coffee
- Remarkable Bean
- Rooster Coffee House
- Starbucks
- Tango Palace Coffee

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#### FITNESS & HEALTH

- 9Round Fitness
- All Day Fit
- Body + Soul Fitness
- Bomb Fitness
- Clear Cut Fitness

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- One Academy
- Parliament Street Fitness
- Planet Fitness
- Primal Gym
- Vive Fitness

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#### PARKS & GREENSPACE

- Greenwood Park
  - Hideaway Park
  - Joel Weeks Park
  - John Chang Neighbourhood Park
  - Kempton Howard Park
  - Leslie Grove Park
  - Matty Eckler Playground
  - McCleary Park
- 

## Interested? Let's Chat!

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