

Welcome To

102 Kendal Avenue

Main Floor Unit – *entrance from the front of the house*

Foyer	16'6" x 8'2"	5.03 x 2.49m	<ul style="list-style-type: none">● Closet
Living Room	16'2" x 14'4"	4.93 x 4.37m	<ul style="list-style-type: none">● Separate● Wood Burning Fireplace (as is)● Hardwood Floors● Bay Window Overlook the Front Garden
Dining Room	11'4" x 8'2"	3.45 x 2.49m	<ul style="list-style-type: none">● Hardwood Floors
Kitchen	14'6" x 6'8"	4.42 x 2.03m	<ul style="list-style-type: none">● Tile Floor
Bedroom	10'8" x 9'4"	3.25 x 2.84m	<ul style="list-style-type: none">● Closet● Hardwood Floors
Sitting Room	10'2" x 9'	3.10 x 2.74m	<ul style="list-style-type: none">● Hardwood Floors● Overlooks the Backyard
Washroom			<ul style="list-style-type: none">● 4-Piece

Second Level Unit – *entrance from the side of the house*

Living Room	16'4" x 11'6"	4.98 x 3.51m	<ul style="list-style-type: none">● Separate● Wood Burning Fireplace (as is)● Broadloom● Bay Window Overlooking the Front Garden● Walk-Out to Balcony
Dining Room	13'4" x 11'2"	4.06 x 3.40m	<ul style="list-style-type: none">● Separate● Broadloom
Kitchen	9' x 7'6"	2.74 x 2.29m	<ul style="list-style-type: none">● Galley● Tile Floor● Renovated

Bedroom	15'4" x 11'4"	4.67 x 3.45m	<ul style="list-style-type: none"> ● Closet ● Broadloom
Bedroom	10'8" x 7'2"	3.25 x 2.18m	<ul style="list-style-type: none"> ● Closet ● Broadloom
Sitting Room	10'10" x 9'5"	3.30 x 2.87m	<ul style="list-style-type: none"> ● Broadloom ● Overlooks the Backyard
Washroom			<ul style="list-style-type: none"> ● 4-Piece

Third Level Unit – *entrance from the side of the house*

Living/Dining Area	18'2" x 13'5"	5.54 x 4.09m	<ul style="list-style-type: none"> ● Open Concept ● Wood Burning Fireplace (as is) ● Broadloom ● Walk-to Rooftop Deck
Kitchen	10'9" x 8'	3.28 x 2.44m	<ul style="list-style-type: none"> ● Overlooks the Living/Dining Area ● Broadloom
Bedroom	16'9" x 11'	5.11 x 3.35m	<ul style="list-style-type: none"> ● Closet ● Broadloom
Bedroom	15'8" x 9'9"	4.78 x 2.97	<ul style="list-style-type: none"> ● Walk-In Closet ●
Washroom			<ul style="list-style-type: none"> ● 4-Piece

Basement – *hosts Common Area and Private Quarters Used by the Main Floor Unit*

Bedroom	10'2" x 8'10"	3.10 x 2.69m	<ul style="list-style-type: none"> ● 2 Closets ● Parquet Floors
Sitting Room	8'2" x 7'8"	2.49 x 2.34m	<ul style="list-style-type: none"> ● Parquet Floors
Washroom			<ul style="list-style-type: none"> ● 4-Piece
Utility/Laundry Room	19'5" x 10'	5.92 x 3.05m	<ul style="list-style-type: none"> ● 2 Tub Sinks
Storage	15'2" x 10'2"	4.62 x 3.10m	

Additional Information

Inclusions	<ul style="list-style-type: none">● 1 Moffat Stove● 2 GE Refrigerators● 2 Whirlpool Dishwashers● 1 Exhaust Fan● 1 Inglis Stove● 1 Moffatt Dishwasher● 1 GE Stove● 1 Roper Refrigerator● 1 Whirlpool Dryer● 1 Roper Washer● Electric Light Fixtures (Except Those Belonging to Tenants)● Window Coverings (Except Those Belonging to Tenants)● Broadloom Where Laid
Exclusions	<ul style="list-style-type: none">● All Items Belonging to the Tenants● Sony TV with Brackets on Living Room Wall in 2nd Floor Unit● Drapes in 2nd Floor Unit● TV with Brackets on Living Room Wall in 3rd Floor Unit● Sony TV in Bedroom in 3rd Floor Unit● A/C Unit
Lot Size	<ul style="list-style-type: none">● 27 x 139 Feet● Please see copy of property survey
Legal Description	<ul style="list-style-type: none">● PLAN 1152 PT LOT 54 LOT 54A PT PT LOT 55
Property Taxes	<ul style="list-style-type: none">● \$9,433.35 per annum (2020)
Parking	<ul style="list-style-type: none">● 2 Legal Front Pad Parking Spaces
Heating	<ul style="list-style-type: none">● Hot Water Gas● 4 Hot Water Tanks (Rentals)
Possession	<ul style="list-style-type: none">● 30-60 Days or To Be Arranged

Financials – 102 Kendal Avenue

Suites	Monthly Rent	Annual Rent	No. of Bedrooms/Baths	Tenancy	Utilities Paid by Tenants
Main Floor/Partial Basement	\$1736/mo	\$20,832	2+1 Bdrms/2 Baths	Month to Month	Hydro
Second Floor	\$1800/mo includes \$50/mo parking	\$21,600	2 Bdrms/1 Bath	Month to Month	Hydro
Third Floor	\$1354/mo	\$16,248	2 Bdrms/1 Bath	Month to Month	Hydro
4 Meters – 3 For Tenants and 1 for Owner (Common Areas)					
Laundry Facilities Offered At No Charge					



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.