



Yonge/St.Clair 5Plex

A Premium Home in a Premium Area

Summary Overview
27 Glen Elm Ave.

27GlenElm.com

XL Properties 647-799-4080



Welcome to Yonge & St.Clair



Welcome to an area of elegant living combined with exceptional investment opportunity in the heart of Toronto at Yonge St. and St. Clair Ave. Presenting a premium multiplex home that combines modern elegance with incredible income potential. This thoughtfully updated property is perfectly situated in the highly sought-after Yonge and St.Clair, Deer Park neighborhood, offering a sophisticated lifestyle for both residents and investors.

This prime location residential 5plex in the heart of the city, was the home of former Ontario Minister of Health, Dr. Robert (Bob) Elgie and his family while he earned rental income as a young doctor. Yonge and St.Clair is a thriving hub of active living, offering a desirable lifestyle to both residents and those working in the area.



Built in 1926, this uniquely updated property at 27 Glen Elm Ave. comes with a rare private driveway and 4 separate existing garages. Enjoy the convenient two minute walk to the subway, and ravines as well as walkability to three major grocery retailers, restaurants, sports/tennis clubs and well respected public and renowned private schools including Upper Canada College and The York School.

The 5plex at 27 Glen Elm is ideal for multi generational families, investors, dual/joint family purchase as well as space for working from home.

Available for convenient private viewings by appointment.

For more information and pictures please feel free to visit the web site at 27GlenElm.com



Offered at \$4,999,999.
(* Cooperating with Brokers)

For viewings or answers to any questions, please contact us.

Visit 27GlenElm.com
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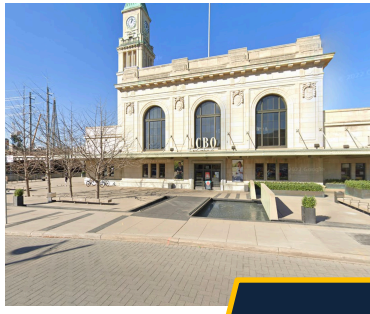
The top **6** reasons to purchase this multi-plex.

Yonge and St. Clair –
27 Glen Elm Ave.

The top 6 reasons to purchase this 5plex.

1. **Premium Location**- Nestled in one of Toronto's most prestigious neighborhoods, this multiplex home is a 2 min walk to Yonge & St. Clair subway. Enjoy the best of both worlds - a peaceful residential setting with walkable access to shops, restaurants, walking trails, top rated schools and a vibrant urban life. Enjoy strolls to Bloor St. W and Yorkville Village.
2. **Renovated** - 5 legal units, new boilers/radiant heat/electrical, plumbing, 5 hydro meters, garages, snowmelt front steps. Turnkey -Move in ready.
3. **Vacant Possession Flexibility** -Create your own vision for the property at market rents and/or mixed personal use. No existing tenants to manage/evict. Use it for multi generational family members, a suite for a home office with rental income on other units or all 5 units and garages can be rented for strong investment income.
4. **Premium Rental Profit** – A unique property for owners/investors wanting a premium location and building that earns returns while enjoying capital appreciation. With several corporate head offices in the area, there is demand for premium long term and mid-term executive rentals (more info on this upon request)
5. **Capital Appreciation** The Yonge and St. Clair area is expected to continue to benefit from current/future planned upscale development and land assembly along the high demand Yonge St. corridor. A condominium in the area currently under development is selling at \$2800+ per sq ft. Potential to increase NOI with an additional 1 bedroom +den garden suite for added value and income above the garages
6. **4 Garages + parking** – A rare urban opportunity to have 4 private garages for automotive safety and/or storage.

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Yonge & St.Clair – 27 Glen Elm

27 Glen Elm Avenue

Commute to **Downtown Toronto**

11 min 23 min 18 min 59 min

Transit Score
85

Excellent Transit

Transit is convenient for most trips.

Walk Score
94

Walker's Paradise

Daily errands do not require a car.

Bike Score
63

Bikeable

Some bike infrastructure.



Located within a 2 minute walk to Yonge and St,Clair subway this property is very well served by public transit. Just a few stops north of Rosedale, and the Bloor St subway line.



Yonge St. provides cyclists (bike lanes) and motorists with easy access to the downtown and the future LRT, while commuters are ten to 15 minutes from the Highway 401.

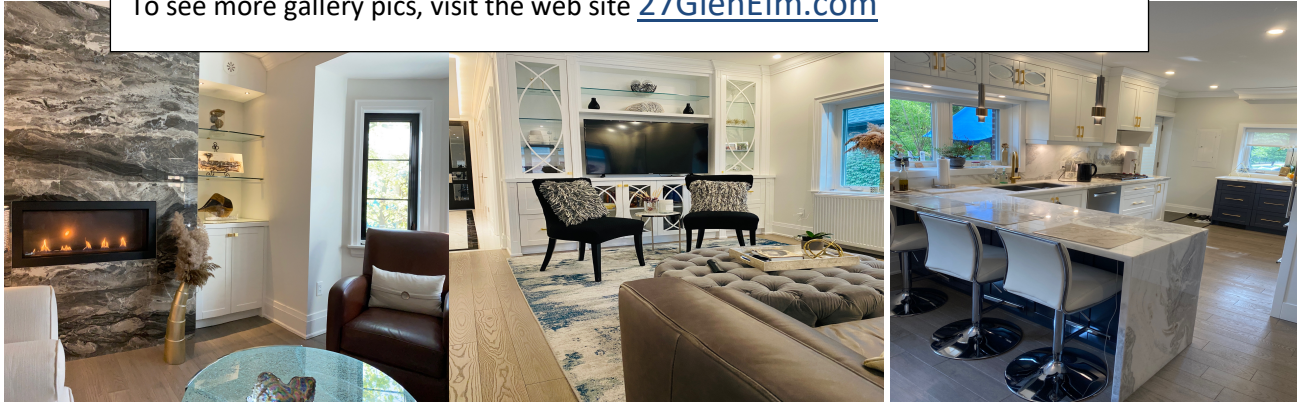


As the City of Toronto continues to grow, Yonge and St. Clair offers a walkable lifestyle with nearby grocery retailers, restaurants, fitness/tennis clubs, public and private schools, Balfour Park, ravine, and the Belt Line for urban walks/running.



Gallery -27 Glen Elm Ave

To see more gallery pics, visit the web site 27GlenElm.com



See more gallery pictures at 27GlenElm.com

Property Overview

27 Glen Elm Ave.



- Building Type** - Detached, solid double brick exterior -. 3 storey walk up + 4 detached garages.
- Suites** - 5 Individual Suites some of which may be combined. 2 x 2 bedroom units, 2 x 1 bedroom units and 1 bachelor suite.
View floor plans on the site at 27GlenElm.com
- Kitchens** - New custom kitchens with Quartz countertops in 4 suites. Owner's suite is over 1500 sf with a chef's kitchen with premium appliances (Wolf/Subzero) and quartzite counters.
- Washrooms** - Each suite has newly renovated washrooms with new plumbing, premium fixtures and European porcelain tile.
- Laundry** - In-suite laundry in 4 of the suites.
- Heating/Cooling.** - New dual gas tankless boilers (owned) for radiant heat supplying radiators and radiant floor heat in the lower levels. Each suite has independent thermostatic control. 12,000 BTU AC units in 1st, 2nd and 3rd floor suites. Radiant in-floor heating in lower level units.
- Other updates** -
New natural stone front steps with integrated snowmelt means no need for shovelling

All new electrical, plumbing, eavestrough and downspouts along with leaf guard means effective water drainage and no need for eaves cleaning. Touch screen video/audio front door intercom for convenience and safety.
- Lot size** - 43.33' x 125.71' deep
- Financials** - Potential annual revenues of \$260,000. – NOI \$228,500
Buyer can easily combine 2nd and 3rd floor for personal residential/office use and earn \$12-15k/mo in income.
- Property Tax** 2024 - \$15,271.42

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Property and Suite Features

27 Glen Elm Ave.

- This completely renovated 5plex includes radiant heat throughout with many property and suite specific features. Many functional uses as a rental income investment or multigenerational home with separate space for home office and adult children.

Property features include:

- Fully renovated with City of Toronto permits. - 5 Legal Suites
- Premium finishes incl Quartzite and Italian and Spanish Porcelain tiles
- New custom open concept kitchens with new/newer appliances
- Natural stone heated front steps/walkway with snowmelt eliminates winter snow shovelling.
- Private driveway with 4 separate garages at rear for automotive security/storage (a rarity in mid town Toronto)
- All units have clean, efficient radiant heat (some in floor) Eliminates vent dust.
- Hard wired video intercom door opener allows convenience and safety. Whether guests are visiting or a resident is receiving deliveries, see who's calling from the entrance and simply push the screen from their respective suite to let them in or speak to them.
- 2 minute walk to Yonge/St. Clair subway, restaurants, shops, ravine etc
- New eaves/ gutters with leafeguard installed which means no clogging or cleaning of leaves from gutters.
- New mechanical room with two 150kBTU Navian tankless boilers and mixing tank (owned) ensures efficient heating and domestic water supply while allowing access for trades to service HVAC equipment without interrupting residents
- All new electrical and plumbing upgrades
- All (7) new washrooms incl. premium Riobel fixtures, rain head showers etc.
- All radiators have thermostatic valves to allow for
- 2 new gas fireplaces
- New/Newer appliances
- 2 Velux Skylights
- Chef inspired custom owner's kitchen with Wolf, Subzero, Bosch appliances , and quartzite countertops
- Efficient LED lighting
- In suite laundry in 4/5 units
- Automated landscape lighting turns lights on in the evening and off at dawn
- 6 Exterior security cameras with wifi access
- 5 Legal units (some easily combined for larger space need)
- 5 Hydro meters
- Private outdoor decks for summer meals/relaxing
- Separate thermostat/heating zones for all units
- All new plumbing and drains along with back flow valve installation.
- HRV units in lower level units ensure fresh air circulation throughout.

Property and Suite Features (contd.)

27 Glen Elm Ave.

- **Main Floor Spacious 2 bedroom (approx. 1550 sqft)**

- Luxurious and spacious approx. 1550 sqft.
- Custom cabinetry, eat in kitchen with quartz counters, patio doors walk out to sunny south facing deck for morning coffees or evening BBQ entertaining.
- Enjoy the separate open concept family room with original exposed brick wall accents.
- Enter the private living room through the 8' custom oak French doors, with cozy gas fireplace and office in this large suite.
- Storage is made easy with custom built in closets with drawers in each of the two bedrooms.
- In suite washer and dryer.
- Custom wardrobe cabinetry with drawers
- 12,000 BTU Ductless AC system

2nd Floor (Approx 1550 sqft) Large Luxurious Owner's Suite -1 bedroom 2 bathroom with the feel of a house.

- Luxurious spacious approx. 1550 sqft. similar layout to the main floor with the difference of space used for an expansive one bedroom with premium features as an owner's suite.
- Large chef's kitchen with quartzite counters, custom designed cabinetry, premium appliances such as Wolf gas cooktop, Subzero fridge, and Wolf dual convection wall oven
- Enjoy summer meals on the quaint sunny 2nd floor deck south facing (walk out from the kitchen)
- Enjoy the soothing ensuite - glass tile, with double sink, rain shower, and heated Italian tile floor
- In suite washer and dryer.
- Walk in closet with custom cabinetry and makeup table.
- Open concept kitchen family/ dining room. Separate living room with gas fireplace, custom oak french doors make this unit an ideal owners suite that allows for work from home.
- Specially designed AirMax AC system
- Shared staircase with the 3rd floor unit allow the two units to be easily combined if desired.

Property and Suite Features (contd.)

27 Glen Elm Ave.

3rd Floor Bright cozy 1 bedroom suite

- Bright , cozy 1 bedroom suite (approx 700sf) with west facing skylights for lovely sunsets
- Private walk out deck with all day south facing sunshine, updated washroom and kitchen
- In unit washer/dryer
- 12,000 BTU Ductless AC system

Lower level - 2 Bedroom Suite

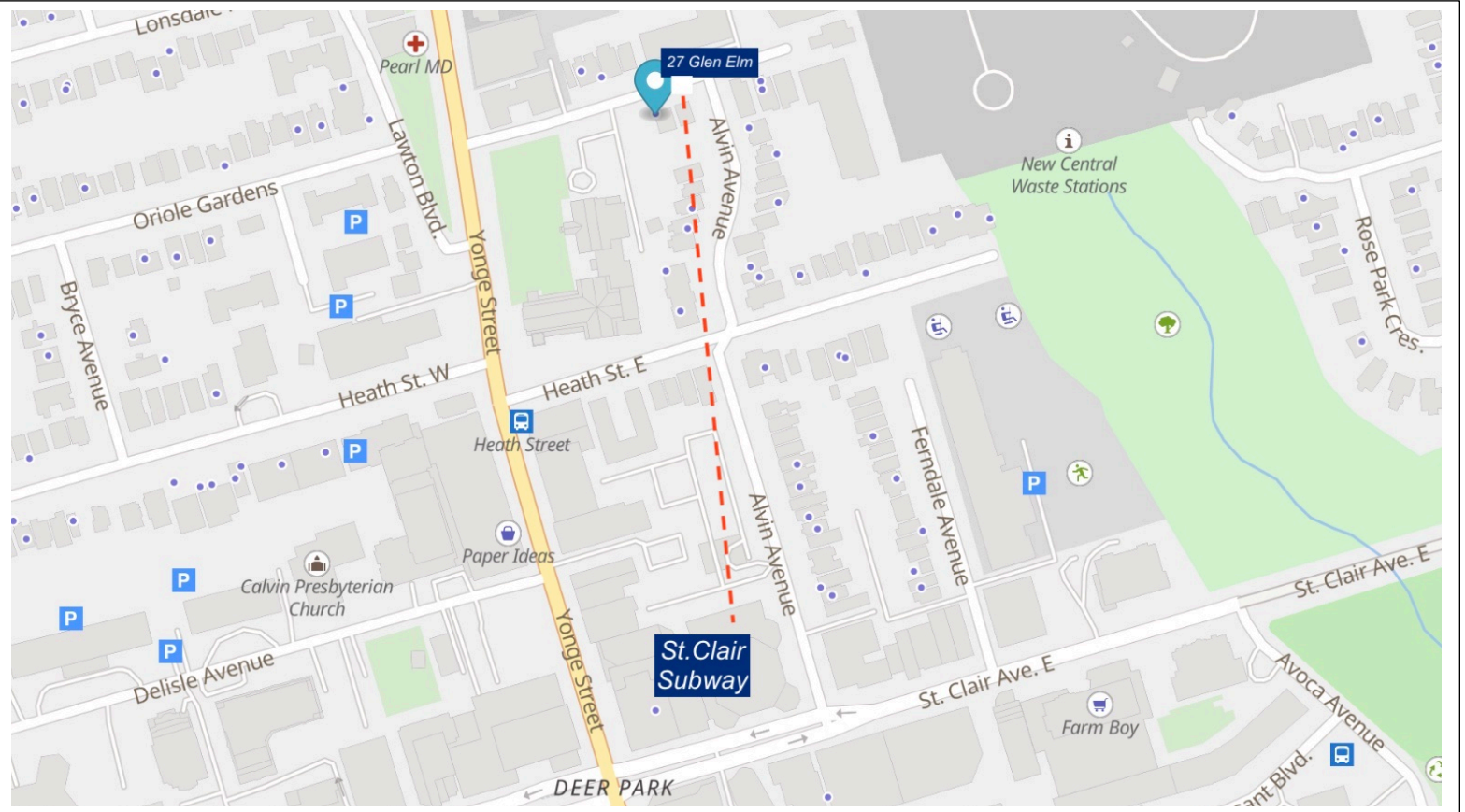
- Cozy 2 bedroom suite with custom kitchen with quartz counters and breakfast bar
- Custom closets/drawers for great storage
- Radiant heated floors make this unit cozy in the winter
- In unit washer/dryer
- HRV fresh air circulation system

Lower level - Bachelor Suite

- Cozy bachelor suite with custom kitchenette with quartz counters
- Original exposed brick wall accent.
- Radiant heated floors make this unit cozy in the winter
- HRV fresh air circulation system.
- Flexible use as an annual rental, short term rental, office or personal gym/studio.

High Demand Location Offers Convenience for Residents Go

Train Station



For Viewing or more information visit:

27GlenElm.com

XL Properties

Phn 647-799-4080

[Visit 27GlenElm.com](http://27GlenElm.com)