

DETACHED, THREE-UNIT HOME IN DEER PARK

14 Kilbarry Road, Toronto



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Contact Info:



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THE OFFERING

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K2 Commercial Group and Royal LePage Commercial are pleased to offer 14 Kilbarry Road, Toronto. A detached, legal duplex comprising of 3-two-bedroom units. This property offers a versatile investment opportunity, catering to a range of potential buyers and uses. Its flexible design and location make it suitable for those seeking an income-producing asset or a comfortable place to call home. The home is well-positioned to generate revenue, and this feature makes it attractive for investors looking to secure a steady cash flow

For those interested in personalizing their living space, the property can be converted into a single-family residence. This option allows for a more traditional home environment while maintaining the flexibility to revert to an income-generating property if desired.

Alternatively, the property may serve as a primary home with the added benefit of extra income potential. This set-up is ideal for homeowners who wish to offset living costs or supplement their earnings while enjoying the comforts of their own residence.

Located in the highly desirable Deer Park neighbourhood, the property is just a short walk from Davisville and St. Clair Subway Stations and is in close proximity to vibrant shops, businesses, entertainment amenities, and rated schools.

PROPERTY OVERVIEW

Location	Oriole Parkway & Chaplin Crescent
Municipal Address	14 Kilbarry Road Toronto, ON M5P 1K5
Legal Description	PCL 15-2 SEC M452; PT LT 15 N/S KILBARRY RD PL M452 TORONTO
Site Area	4165 sq. ft. 31.5 ft. x 129 ft.
Building Area	2635 sq. ft. (Above Ground) 1219 sq. ft. (Below Ground)
Zoning	R(d*573)
ARN	190411201000300
PIN	211830015
Property	Detached, three-unit home
PRICE	\$2,095,000.00

MAP LOCATION



14 Kilbarry Road, Toronto

Deer Park

Located in the highly desirable Deer Park neighbourhood in midtown Toronto, the area offers a strong mix of urban convenience, transit connectivity, and stable residential demand. Anchored by the nearby Yonge–St. Clair subway station, the neighbourhood provides direct access to downtown Toronto while maintaining a quieter, established residential character with tree-lined streets and a mix of apartments, multiplexes, and detached homes.

The neighbourhood attracts a diverse demographic of young professionals, downsizers, and long-term renters who value proximity to the financial district, top private and public schools, and nearby green spaces such as David A. Balfour Park and the Beltline Trail. With consistent rental demand, limited housing supply, and a highly walkable environment surrounded by cafes, restaurants, and everyday amenities, Deer Park remains a highly attractive location for both tenants and real estate investors.



GALLERY – EXTERIOR IMAGES



GALLERY – MAIN FLOOR APARTMENT



GALLERY – MAIN FLOOR APARTMENT



GALLERY – SECOND FLOOR APARTMENT



GALLERY – SECOND FLOOR APARTMENT



GALLERY – LOWER FLOOR APARTMENT





PROPERTY OVERVIEW

PROPERTY AND MARKET OVERVIEW

A well-maintained property with three self-contained apartments, offering a range of possibilities for prospective buyers. The property is a fully tenanted legal duplex with 3-two-bedroom units, each featuring spacious living areas, a separate dining room, an updated kitchen, and ensuite laundry. The main and second floor units feature elegant hardwood flooring, while the lower-level unit is finished with durable laminate flooring. Additionally, a private driveway and two rear garages provide practical parking or storage solutions.

Situated on a large 4,165 sq. ft. lot in the highly desirable Deer Park neighbourhood, the property is within walking distance of the Davisville and St. Clair subway stations. Also, in proximity to excellent schools, as well as the vibrant shops, restaurants, and cafés along Yonge Street. This versatile opportunity can continue as an income-producing property, be converted into a single-family residence, or function as a live-in home with a rental duplex.



PROPERTY OVERVIEW – POSITION & ACCESS

PROPERTY DESCRIPTION - LOCATION

Site Position	Oriole Parkway & Chaplin Crescent
Public Transit	A 3-minute walk from the nearest bus stop 6-minute walk from Davisville Subway Station
Surrounding Property	The property is surrounded by detached homes and apartment buildings with easy access to green spaces including Oriole Park and the Beltline trail

SURROUNDING AMENITIES

- Schools**
- 9 Public Schools
 - 4 Catholic Schools
 - 3 Private School

- Parks and Recreation**
- 3 Playgrounds
 - 8 Tennis courts
 - 1 Volleyball court
 - 2 Ball diamond
 - 3 Splash pads
 - 2 Trails



Walker's Paradise

Daily errands do not require a car.



Excellent Transit

Transit is convenient for most trips.



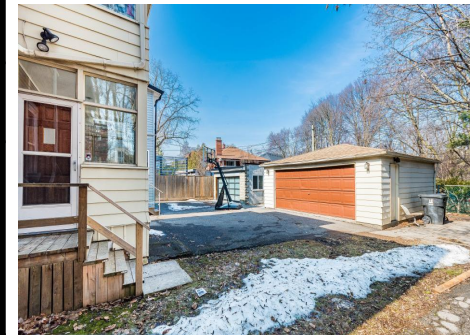
Very Bikeable

Biking is convenient for most trips.

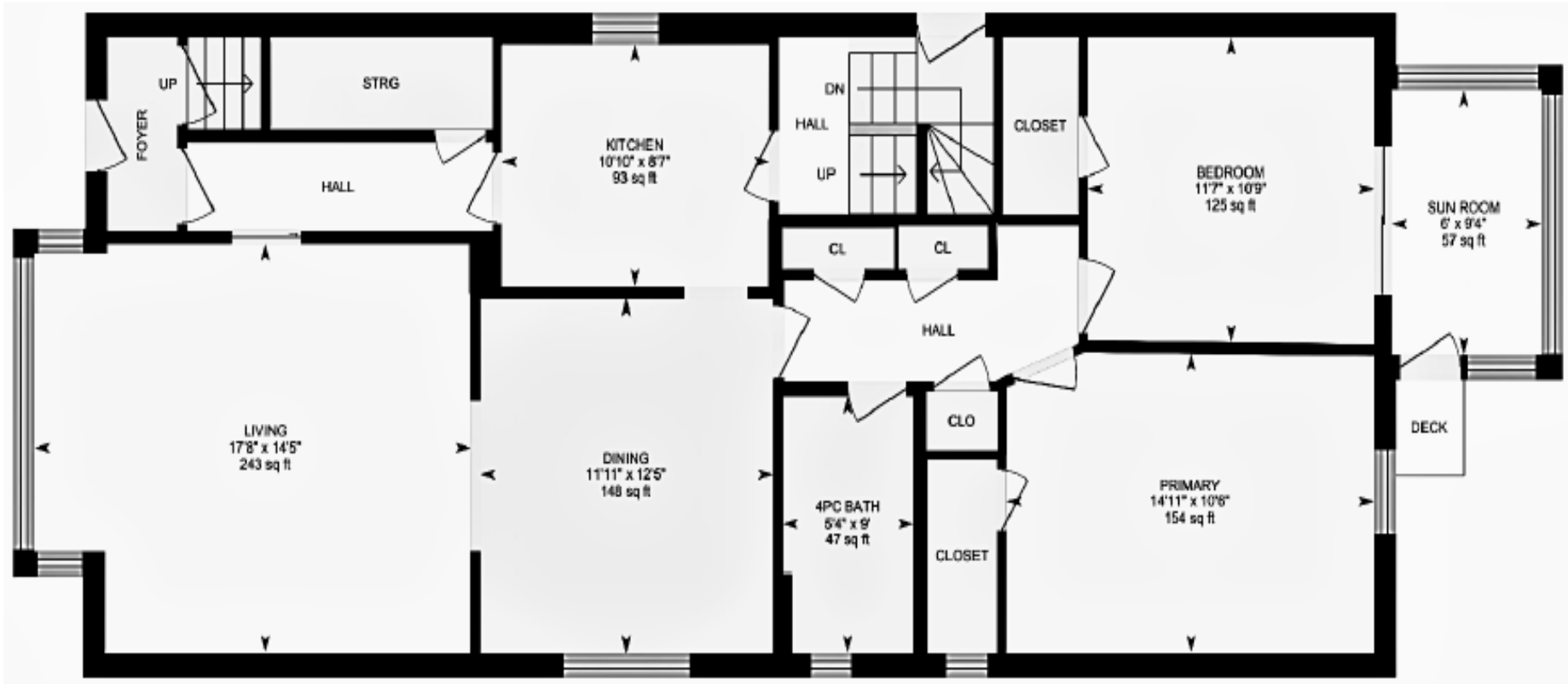
PROPERTY OVERVIEW – BUILDING DESCRIPTION

PROPERTY DESCRIPTION – BUILDING DETAILS

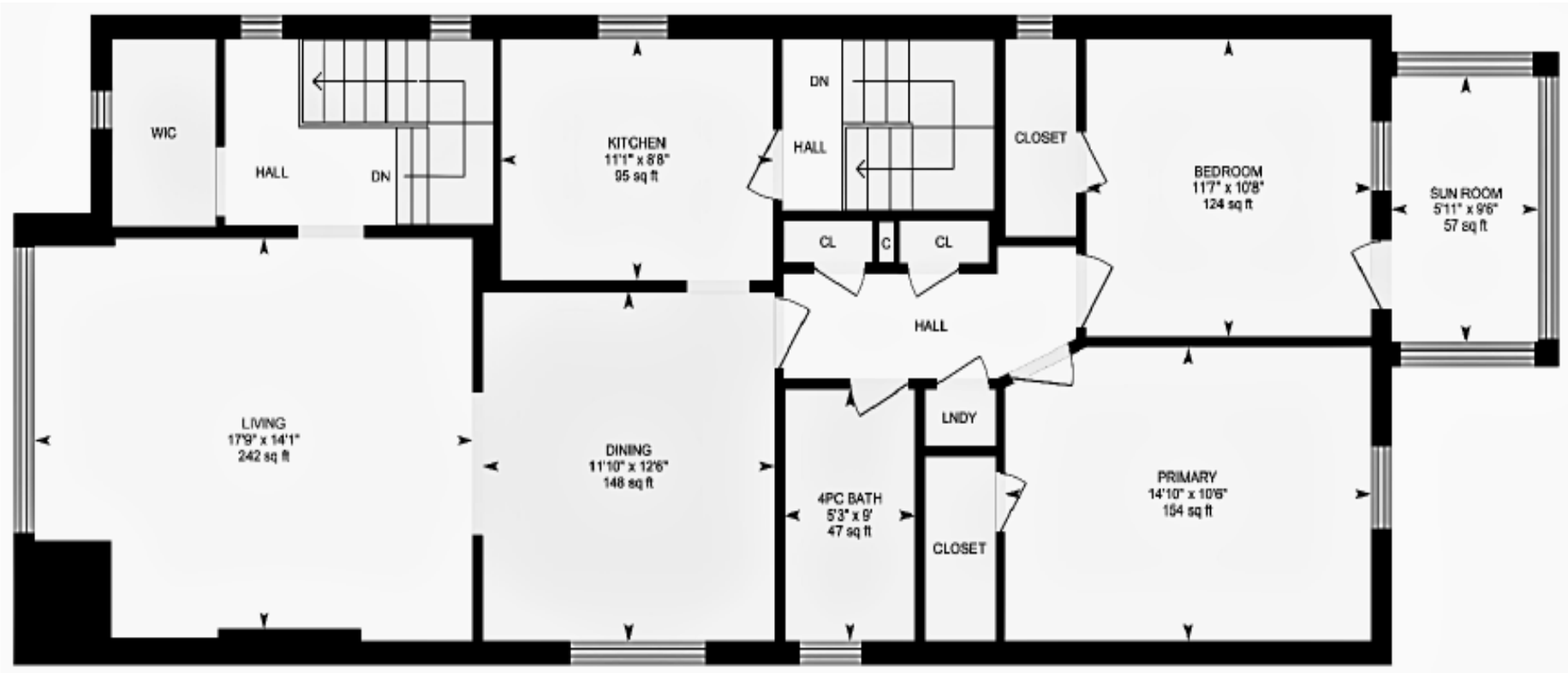
Number of Units	3 apartment units
Room Breakdown	3 – two-bedroom apartment
Zoning	R (d*573)
Frontage	31.5 ft.
Depth	129 ft.
Lot Area	4165.63 sq. ft.
Building Area	Above grade: 2635 sq. ft. Below grade: 1219 sq. ft.
Year Built	1933
Interior Features and Mechanicals	<ul style="list-style-type: none"> • Storage area lockers • Water Heater • Carbon monoxide detectors • Smoke detectors



Main Floor – 1276.59 sq. ft.



Second Floor – 1,358.39 sq. ft.



Lower Floor – 1219.59 sq. ft.





FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Monthly Income

Main Floor Apartment	\$ 3,000.00
Second Floor Apartment	2,800.00
Lower-Level Apartment	1,465.00

Total (Per Month)

\$ 7,265.00

Total (Annual)

\$87,180.00

Expenses (2025)

Property taxes	\$ 12,403.00
Insurance	2,625.21
Enercare (Furnace)	753.29
Enbridge gas	2,399.38
Utilities	1,559.76
Hydro	5,126.92
Garden maintenance	750.00
Front yard planting	1,350.00
Snow removal	950.00
Internet	900.00
Cable	1,140.00

Total Expenses

\$29,957.56

NET INCOME

\$57,222.44

UPSIDE POTENTIAL TO NET INCOME

\$20,000.00

Achieved with a combination of tenant turnover, allocating hydro to tenants via metering, removal of internet and cable costs



OFFERING PROCESS

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to:

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions, due diligence and closing timelines
- The name of the beneficial owners

The seller reserves the right to remove the offering from the market and to alter the offering process, as described above, at it's sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.

ADVISOR REPRESENTATION

The Advisor is acting solely as the agent for the Seller. All enquiries should be directed to one of the individuals identified below at Royal LePage Real Estate Services, as Advisor for the Seller:

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INTERESTED PARTIES MUST OBTAIN CONSENT FROM THE ADVISOR BEFORE WALKING THE PROPERTY. FURTHER, INTERESTED PARTIES MUST NOT APPROACH ANY OF THE TENANTS.



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COMMERCIAL
GROUP



APARTMENT
GROUP



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