

Features of this Property

1306 Queen Street East

Great Investment Opportunity in this Commercial/Residential Property. Ideal as Live/Work space for a Professional Firm or Self Employed Owners in beautiful Leslieville – just 10 minutes from downtown Toronto.

Features of Office & Residence include but are not limited to:

1. Secluded Deck on the 2nd. Floor.
2. Separate Residential & Commercial HVAC, Hydro & Gas.
3. Flat Roofs with 10 Velux Skylights.
4. 3 Operable Skylights in Washrooms - 2nd Floor Office, 3rd Floor Residence Guest & Master Glass Block Shower
5. Fiberglass doors and windows with Low E Glass..
6. Solar Roller Shades throughout.
7. LED Lighting throughout.
8. Extensive Built in Storage in Reception, Boardroom & 2nd Floor office.
9. 2nd Floor low maintenance Azex Deck with IPE wood pergola & sunbrella canopies.
10. Great water pressure.
11. Additional Ductless Air conditioning in the 3rd Floor Residence Bedroom/Laundry Room/Gym.
12. Solid wood doors
13. 3/4" Solid Maple Flooring in Living Room, Kitchen & Dining Room.
14. Granite Floor Tiles & Granite Counters in Residential Bathrooms.
15. Glass block shower Master Bedroom as well as Operable Skylight.
16. Rundle Towel Warmer in Master Bathroom.
17. Walk in Shower in 2nd Floor Office Bathroom.
18. Appliance Garages in Residential Kitchen for hidden storage.
19. Custom Designed feature wall geometric bookcase and entertainment centre in the living room.
20. Custom Designed Dining room Buffet and Hutch with a 18" wine cooler and a 18" bar fridge.
21. Hidden Ceiling Stairway to Residential Roof in Bedroom/Laundry Room/Gym.
22. Privacy Fence on Office Roof.
23. Electrical Outlets on Commercial & Residential Roofs.
24. High-end bathroom fixtures with shut off valves throughout.
25. 200 amp service with separate Commercial & Residential Meters.
26. No shortage of Electrical Outlets.
27. Hidden cables and wires throughout for computers, TVs and speakers.
28. In wall speakers in Office on 1st & 2nd. Floors.
29. Separate In wall speakers in Residence in Living Room, Dining Room and on Deck.
30. Central vacuum systems in Office & Residence.
31. Huge Slop sink in storage room.
32. South Garage has hot and cold water hose bib.
33. Big Garage (north) cold water tap, waterproofed walls & ceiling mounted gas heater.
34. Programmable Automatic Door Openers on all 3 garage doors.
35. Wood-burning fireplace with granite hearth in Residential Living Room on 2nd.
36. Hidden Murphy bed in the boardroom.
37. Jenn-air gas cooktop with electric oven & downdraft.
38. LG front loading washer & gas dryer purchased in Dec. 2018.
39. Subzero side by side Fridge/Freezer in the Residence.
40. Mini Subzero Bar Fridge & 18" Bosch Dishwasher in the office.

Present Office Set Up:

- Custom Millwork storage cabinets throughout Reception, Boardroom, Storage Room and 2nd. Floor
- 2 work stations Main Floor, Custom Granite Reception Counter encompasses the 2 separate Teknion desks with drawers and overhead storage with internet access and in wall hardwire system to the basement
- Boardroom Large Screen TV & possible work Station with internet access and in wall hardwire system to the basement
- 2nd. Floor 2 Executive Offices with internet access and in wall hardwire system to the basement
- Basement is where we presently have our server as well as store files & uniforms and have a 2nd washer & dryer and laundry sink.

Items Included with Purchase:

1. Hard Wired Alarm System - Perimeter & Motion Sensor (currently monitored with ATD).
2. Corner Shelf Queen Street 2nd. Floor Office.
3. Bar B Q – attached to natural gas 2nd. Floor Deck.
4. Skylight Covers and Canopies (on deck) to increase energy savings in the Summer
5. Patio Table and Chairs.
6. 4 -X Barricuda Flower Containers Fit to Railing on 2nd Floor Deck
7. Winter Mats for Reception Area and House Vestibule.
8. Dining Room Granite Table and Chairs.
9. 2nd Floor Residence Spare Room wall mounted TV
10. 2nd Floor Residence Fitness Room wall mounted TV, Shelves and Tea Station.
11. 2nd Floor Residence Master Bedroom wall mounted TV.
12. 2nd Floor Residence Washer and Dryer.
13. Office Washer and Dryer.