	28 Queen St N		List: \$619,900 For: Sale
	New Tecumseth Ontario L0G 1W0		
	New Tecumseth Tottenham Simcoe		
Taxes: \$2,536.00 / 2023		SPIS: N	Last Status: New
Pt Lts 8 & 9, W/S Queen St, PI 341 As In Ro1056408 DOM: 0			
Att/Row/Twnhouse		Front On: W	Rms: 8 + 3
2-Storey		Acre: < .50	Bedrooms: 3 + 1
Irreg:		22.66 x 48 Feet	Washrooms: 3
			1x3xMain, 1x4x2nd, 1x5xBsmt
Dir/Cross St: Queen St North & George St			

MLS#: N8173308 **Sellers:** Annette Ambursley **Contact After Exp:** N
Holdover: 90 **Possession Date:** 4/12/2024 **Possession Remarks:** Flexible **Occup:** Own+Ten
PIN#: 581700439 **ARN#:** 432405000120800

Kitchens: 2 + 1	Exterior: Brick Front	Zoning: DTC
Fam Rm: N	Drive: None	Cable TV: A
Basement: Apartment / Finished	Gar/Gar Pk Spcs: None / 0.0	Hydro: Y
Fireplace/Stv: N	Drive Pk Spcs: 0	Gas: Y
Heat: Forced Air / Gas	Tot Pk Spcs: 0.0	Phone: A
A/C: None	UFFI:	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 100+	Energy Cert: N	Sewer: Sewers
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS: N	Farm/Agr:
POTL:	Prop Feat: Library, Park, Rec	Waterfront:
Elevator/Lift: N	Centre, School	Retirement: N
Laundry Lev:		Oth Struct:
Phys Hdcp-Eqp: N		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.64	x 14.66	Vinyl Floor	Eat-In Kitchen	Walk-Out
2	Living	Main	13.74	x 14.83	Laminate	Double Closet	East View
3	Br	Main	7.97	x 10.04	Hardwood Floor	Closet	West View
4	Kitchen	2nd	14.76	x 9.45	Vinyl Floor	Eat-In Kitchen	
5	Living	2nd	14.53	x 9.94	Vinyl Floor	Closet	East View
6	Prim Bdrm	2nd	9.51	x 13.61	Laminate	Closet	West View
7	2nd Br	2nd	7.22	x 10.00	Vinyl Floor	East View	
8	Kitchen	Bsmt	7.71	x 10.92	Vinyl Floor	Eat-In Kitchen	
9	Living	Bsmt	8.04	x 25.49	Vinyl Floor	Closet	
10	Br	Bsmt	8.72	x 9.32	Vinyl Floor	Closet	

Client Remks: Three unit Investment Income Property In Downtown Tottenham. Downtown Core Zone (DTC). Two Story Row House With Three Separate units. Zoning Uses Allowed: B&B; office, retail, food, heath spaces; plus more. Ground Floor: vacant, One Bedroom With High Ceilings, Large Living Room, updated 3Pc Bath, Eatin Kitchen with oak cabinets & Walkout to rear of building, shared forced air furnace with basement. 2nd Floor: occupied, \$1435/mo all inclusive, tenancy ending Mar 30, Two Bedrooms, Eatin Kitchen, Living Room, 4Pc Bath, ensuite laundry, electric baseboard heat, bright space with large windows. Basement: vacant, One Bedroom With Large Living Area, updated Kitchen, updated 5Pc Bath, ensuite laundry, shared forced air furnace with main floor. Beautiful Brick Front exterior Facade With Lots Of Details. Walking Distance To All Downtown Amenities. Flat roof redone in 2015.

Extras: Basement has separate electrical meter, breaker panel and electric water heater, shared gas furnace with ground floor. Ground & 2nd floor share breaker panel, electrical meter & water heater. No parking. Local Green P Lot.

Inclusions: Three fridges, Three Stoves, Two washers, two dryers. Two water heaters

Exclusions:

Rental Items: None

Brkage Remks: Minimum 24Hrs Notice For All Appts. Showings Between 10am-6pm only. Buyers to assume 2nd floor tenants. 2nd Floor tenancy ends Mar 30. Attach Schedule B & Form 801 To All Offers. Thank You For Showing. Feedback Appreciated. Seller/agent do not warrant retrofit stats of units.

CENTURY 21 HERITAGE GROUP LTD. Ph: 905-775-5677 Fax: 905-775-3022

49 Holland St W Box 1201 Bradford L3Z2B6

BRIAN LAFAZANOS, Salesperson 647-333-2523

Contract Date: 3/26/2024

Condition:

Ad: N

Expiry Date: 5/31/2024

Cond Expiry:

Escape:

Last Update: 3/26/2024

CB Comm: 2.5%

Original: \$619,900



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 brian.lafazanov@c21.ca
 C: 647-333-2523
 www.brianlaf.com

28 Queen Street North, Tottenham – Income & Expenses

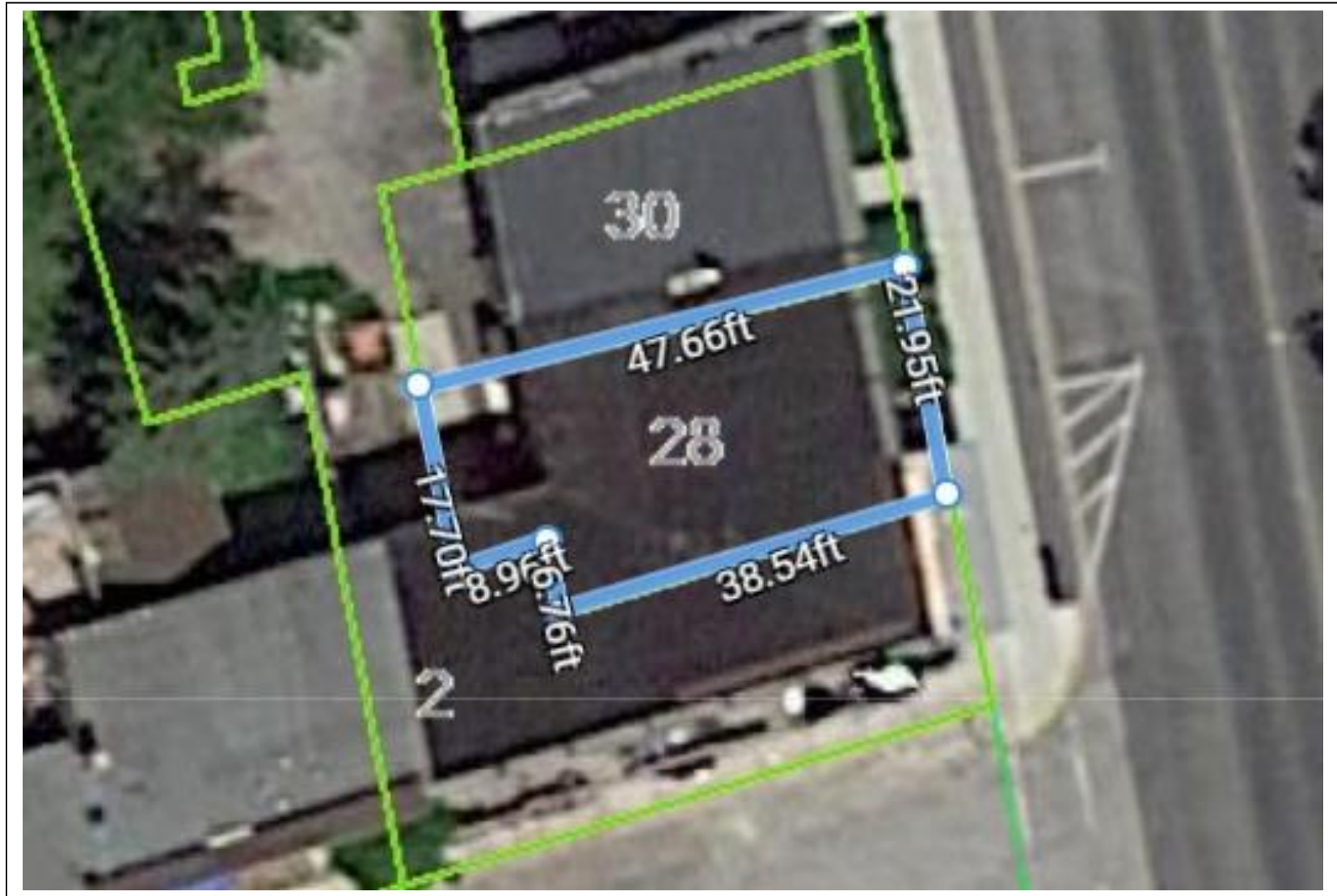
28 Queen St N - Inc & Exp 2023

Item	Expenses	Rents
2nd Floor Rent (Tenanted. Vacant Mar 30)		\$ 1,435.00 (Inclusive. \$1,600-1,00 market rent)
Main Floor (Owner Occupied)		\$ 1,600.00 (Inclusive. \$1,500-1,800 market rent)
Basement (Vacant)		\$ 1,500.00 (Heat Incl. Elect extra. \$1,500-1,800 market rent)
Gas - Enbridge	\$ 84.97	(bsmt electric is ~\$60/mo - Sep metre and panel)
Water & Sewer - Town of New Tec	\$ 88.28	
Electricity - Alectra	\$ 167.05	
Property Taxes - Town of New Tec	\$ 212.00	\$2536/12
Insurance - Intact	\$ 186.30	
TOTALS	\$ 738.60	\$ 4,535.00
<u>Income</u>		<u>\$ 3,796.40</u>

Basement has separate electrical meter, breaker panel and electric water heater, and shared gas furnace with Main Floor.
 Main floor and 2nd floor share electrical meter, breaker panel, and electric water heater.
 Main floor and Basement share forced air gas furnace.

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28 Queen Street North, Tottenham – Aerial





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28 Queen Street North, Tottenham – Parking



Brian Lafazanos – Sales Rep
 brian.lafazanos@c21.ca
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Detailed Feature List
28 Queen Street N, Tottenham

Summary: www.28QueenSt.com

Three unit investment income property in downtown Tottenham. Downtown Core Zone (DTC). Two story row house with three separate units. Zoning Uses allowed: B&B; office, retail, food, health spaces; plus more. Ground floor: vacant, one bedroom with high ceilings, large living room, updated 3pc bath, eatin kitchen with oak cabinets & walkout to rear of building, shared forced air furnace with basement. 2nd floor: occupied, \$1435/mo all inclusive, tenancy ending Mar 30, two bedrooms, eatin kitchen, living room, 4pc bath, ensuite laundry, electric baseboard heat, bright space with large windows. Basement: vacant, one bedroom with large living area, updated kitchen, updated 5pc bath, ensuite laundry, shared forced air furnace with main floor. Beautiful brick front exterior facade with lots of details. Walking distance to all downtown amenities. Flat roof redone in 2015. Basement has separate electrical meter, breaker panel and electric water heater, shared gas furnace with ground floor. Ground & 2nd floor share breaker panel, electrical meter & water heater.

GROUND FLOOR

- Vacant
- **KITCHEN – 9.64’ x 14.66’**
 - Vinyl floor
 - Oak cabinets
 - Eat- In
 - Walk out to rear of building
 - West views
 - Pantry
- **LIVING ROOM – 13.74’ x 14.8’**
 - Laminate floor
 - East views
 - 9’ ceilings
 - Double closet
- **BEDROOM – 7.97’ x 10.04’**
 - Hardwood floor
 - West views
 - Closet
 - Semi- Ensuite bathroom
- **BATHROOM**
 - Three piece
 - Porcelain floor
 - Glass shower doors
 - Shower with tile

THORNHILL	RICHMOND HILL	NEWMARKET	BRADFORD	TOTTENHAM
7330 Yonge Street Thornhill, ON L4J 7Y7 Office 905-764-7111 Fax 905-764-1274	11160 Yonge Street Richmond Hill, ON L4S 1H5 Office 905-883-8300 Fax 905-883-8301	17035 Yonge Street Suite 100 Newmarket, ON L3Y 5H6 Office 905-895-1822 Fax 905-895-1990	49 Holland St W Box 1201 Bradford, ON L3Z 2B6 Office 905-775-5677 Fax 905-775-3022	1 Queen St N Box 711 Tottenham, ON LOG 1W0 Office 905-936-2121 Fax 905-775-3022

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SECOND FLOOR

- Occupied - \$1435/mo all inclusive. Tenancy ends Mar 30/24.
- **KITCHEN – 14.76’ x 9.45’**
 - Laminate floor
- **LIVING ROOM – 14.53’ x 9.94’**
 - Laminate floor
 - East views
 - Closet
- **PRIMARY BEDROOM – 9.51’ x 13.61’**
 - Laminate floor
 - West views
 - Closet
- **SECOND BEDROOM – 7.22’ x 10.0’**
 - Laminate floor
 - East views
- **BATHROOM**
 - Four piece
 - Vinyl floor
 - Tub and shower combined
 - Stacking GE washer and dryer

BASEMENT

- Vacant
- **KITCHEN – 7.71’ x 10.92’**
 - Vinyl floor
 - Eat in
 - Oak cabinets
 - Below grade window
- **LIVING ROOM – 8.04’ x 25.49’**
 - Vinyl floor
 - Closet
- **BEDROOM – 8.72’ x 9.32’**
 - Vinyl floor
 - Below grade window
 - Closet

THORNHILL 7330 Yonge Street Thornhill, ON L4J 7Y7 Office 905-764-7111 Fax 905-764-1274	RICHMOND HILL 11160 Yonge Street Richmond Hill, ON L4S 1H5 Office 905-883-8300 Fax 905-883-8301	NEWMARKET 17035 Yonge Street Suite 100 Newmarket, ON L3Y 5H6 Office 905-895-1822 Fax 905-895-1990	BRADFORD 49 Holland St W Box 1201 Bradford, ON L3Z 2B6 Office 905-775-5677 Fax 905-775-3022	TOTTENHAM 1 Queen St N Box 711 Tottenham, ON LOG 1W0 Office 905-936-2121 Fax 905-775-3022
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● **BATHROOM**

- Four piece
- Vinyl floor
- Stacking GE washer and dryer
- Free standing tub
- Double vanity
- Separate shower

SERVICING

- Natural gas – Enbridge
- Electricity – Alectra

MECHANICALS

- One forced air gas furnace
 - Shared between main floor & basement unit (located in basement)
- Two electrical breaker panels and meters
 - One shared by main floor & second floor units (located in basement)
 - Separate electrical meter & breaker panel for basement unit (located in basement)
- Two electric water heaters
 - One shared between main floor & second floor units (located in basement)
 - Basement unit has separate electric water heater (located in basement)
- Second floor has baseboard heaters throughout

INCLUSIONS

- Main floor
 - Kenmore coil stove
 - Beaumark refrigerator
- 2nd floor
 - GE electric stove
 - GE refrigerator
 - Stacking GE washer and dryer
- Basement
 - GE glass top stove
 - Stacking GE washer and dryer

EXCLUSIONS

- All tenant belongs - chattels and fixtures

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DCT Downtown Core Transitional Zone

Permitted Uses:

- Additional Residential Units
- Artisan Studios
- Bed and Breakfast Facilities
- Back-to-Back Townhouse Dwellings
- Block Townhouse Dwellings
- Boarding Houses
- Child and Adult Day Care Facilities
- Existing Residential Uses
- Fourplex Dwellings
- Health Services Facilities
- Hotels
- Live-Work Units
- Maker Spaces
- Places of Worship
- Privately Owned Park Space
- Public Service Facilities
- Rooming Houses
- Special Needs Housing
- Stacked Townhouse Dwellings
- Street Townhouse Dwellings
- Triplex Dwellings

The following uses are permitted in a building that legally existed as of the date of approval of this Zoning By-law:

- Apartment Buildings and Apartment Dwellings
- Commercial Schools
- Offices
- Restaurants, but not including Drive-Through Service Facilities
- Retail Uses
- Service Commercial Uses



DCT Downtown Core Transitional

Triplex dwelling, fourplex dwelling	Street townhouse dwelling	Block townhouse dwelling	Stacked/back-to-back townhouse dwelling	Apartment dwelling	Other permitted uses
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Uses in existing residential buildings: Within *existing residential buildings*, a maximum of 50% of the *gross floor area* may be used for non-residential uses, including *Home Occupations*.

LOT SIZE/BUILDING HEIGHT/GFA	Minimum lot area	465 m ²	225 m ² per dwelling unit	200 m ² per dwelling unit	130 m ² per dwelling unit	85 m ² per dwelling unit	-
	Minimum lot frontage	-	6.0 m per dwelling unit, 8.0 m for an end unit abutting an interior side yard, and 10.0 m for an end unit abutting an exterior side yard Maximum 6 units per row	-	-	-	-
	Lot coverage by all buildings	Maximum of 65%					
	Building height	Maximum 3.5 storeys, or 12.0 m, whichever is less					
	Gross floor area	All Retail Uses , Service Commercial Uses and Restaurants shall have a maximum gross floor area of 750 m ² .					

YARDS/ACCESS	Front yard setback	Minimum 4.5 m; except for an attached garage where the minimum front yard setback for the garage is 6.0 m
	Interior side yard	Minimum 2.0 m
	Exterior side yard	Minimum 3.0 m
	Rear yard	Minimum 7.5 m
	Location of front entrance	Every building shall have the front entrance oriented towards an adjacent public street .

PARKING/OPEN SPACE	Width of garage	Maximum 60% of the width of the dwelling unit, measured 6.0 m from the lotline	-	-
	Garage projection	No garage shall project beyond the main front wall of the dwelling.		
	Landscaped open space	Minimum 7.5% of site area		
	Landscaped buffer	Required along any rear lot line and any interior side lot line abutting a LR or MR zone		

REALTOR® Assessment Detail Report - Enhanced

Property Address	28 QUEEN ST N
Municipality	NEW TECUMSETH TOWN
Roll Number	432405000120800
City	TOTTENHAM
Property Code & Description	332 - Duplex

Property Details

Property Type	RESIDENTIAL
Legal Description	PLAN 341 N PT LOT 8 S PT LOT 9
Zoning	R1

Site Details

Frontage	Depth	Site Area	Variance
22.66 F	-	1,052.50 F	Regular

Service Details

Private Water	Private Sanitary	Driveway
Private Well	Septic Bed	Separate or Private Driveway

Valuation Details

Valuation Date (yyyy-mm-dd)	2016-01-01
Assessed Value on January 1, 2016*	\$264,000
Assessed Value on January 1, 2012	\$213,665

Taxation Year	Phased-In Assessment**
2017	\$226,249
2018	\$238,833
2019	\$251,416
2020	\$264,000
2021	\$264,000

Taxation Year	Phased-In Assessment**
2022	\$264,000
2023	\$264,000
2024	\$264,000

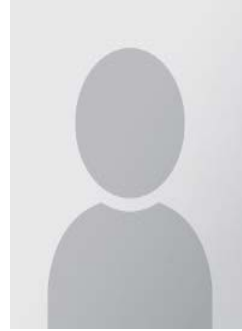
Structure Details

Structure Description	DUPLEX
Year Built	1890
Full Storeys	2
Partial Storeys	No part storey
Bedrooms	4
Full Bathrooms	3
Half Bathrooms	0
Split Level	No Split
Fireplace	0
Condo Garage Type	-
Condo Garage Spaces	-
Lockers	-
Indoor Pool	N
Outdoor Pool	N

**28 QUEEN ST N
TOTTENHAM**

PIN 581700439

Report title



This report was prepared by:

Brian Lafazanos

Cell: 6473332523

brian.lafazanos@c21.ca
BrianLaf.com

Century 21 Heritage

Property Details

GeoWarehouse Address:

28 QUEEN ST N
TOTTENHAM

LOG1W0

PIN: 581700439

Land Registry Office: SIMCOE (51)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

HALL-AMBURSLEY, ANNETTE

Legal Description

PT LTS 8 & 9, W/S QUEEN ST, PL 341 AS IN RO1056408 ; NEW TECUMSETH

Lot Size

Area: 1033.33 sq.ft

Perimeter: 141.08 ft.

Measurements: 47.66ft. x 17.7ft. x 8.96ft. x 6.76ft. x 38.54ft. x 21.95ft.

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Assessment Information

ARN

432405000120800

Taxation Year	Previous Assessment	N/A
2024	\$264,000	Phased-In Assessment
2023	\$264,000	
2022	\$264,000	
2021	\$264,000	

Frontage:	22.66 ft.	Description:	Duplex
Depth:	N/A	Property Code:	332
Based On:	January 1, 2016	Current Assessment:	\$264,000

Enhanced Site & Structure

Structures:

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
322	1890	4	3	0	2	No part storey	No Split	0

Assessment Roll Legal Description: PLAN 341 N PT LOT 8 S PT LOT 9

Property Address: 28 QUEEN ST N TOTTENHAM ON L0G1W0

Zoning: R1

Property Type: RESIDENTIAL

Site Area: 1052.5F

Site Variance:	Regular
Driveway Type:	Separate or Private Driveway
Garage Type:	N/A
Garage Spaces:	N/A
Water Service Type:	Private Well
Sanitation Type:	Septic Bed
Pool:	Indoor :N, Outdoor :N

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Sep 25, 2015	\$217,500	Transfer	HALL-AMBURSLEY, ANNETTE;	
Jun 29, 2011	\$207,000	Transfer	BOIGON, FERN SHEILA; BOIGON, STANLEY SCOTT;	
Mar 27, 2002	\$145,000	Transfer	PRIMIER, ANTHONY;	
May 02, 1989	\$143,750	Transfer	834717 ONTARIO INC.;	