

ENGEL & VÖLKERS

251 Arlington Ave

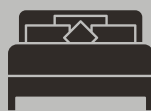
CENTRETOWN



PROPERTY DESCRIPTION

This centrally located, fully functional duplex offers two well-designed 2-bedroom apartments, each with its own private entrance. The upper unit features a bright openconcept layout with a balcony office space, while the main floor unit includes spacious bedrooms, exclusive basement access, a large backyard, and upgraded features throughout with separate hydro meters

PROPERTY HIGHLIGHTS



4 BEDROOMS



2.5 BATHROOMS



1 PARKING





Room Dimensions

Upper Floor (apt 1)

- Living Room: 9.0 x 13.3 ft
- Dining Room: 5.3 x 13.3 ft
- Kitchen: 6.7 x 13.3 ft
- Bathroom: 5.3 x 6.0 ft
- Bedroom 1: 9.4 x 8.6 ft
- Bedroom 2: 12.8 x 9.8 ft
- Office: 8.7 x 5.2 ft

Ground Floor (apt 2)

- Living Room: 12.7 x 14.8 ft
- Dining Room: 8.7 x 6.6 ft
- Kitchen: 9.4 x 11.4 ft
- Powder Room: 8.2 x 2.6 ft
- Bedroom 3: 9.0 x 11.4 ft
- Bedroom 4: 14.0 x 9.3 ft

Basement (apt 2)

- Recreation: 19.7 x 7.9 ft
- Bathroom: 4.9 x 7.9 ft
- Utility Room: 17.9 x 10.0 ft

Associated Costs

Taxes: \$8338.00/2026

Tenants pay their own Hydro

Heat is \$1885 for the year, paid by owner

Water is \$932 for the year, paid by owner

HWT rental is \$47/month, paid by owner



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Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.

Property Features & Upgrades

- Fully functional duplex with two well-designed 2-bedroom units
- Private entrances for each unit
- Bright open-concept living, dining, and kitchen area in upper unit
- Dedicated office space with balcony in upper unit
- Generously sized bedrooms in both units. Main-floor unit with exclusive basement access
- Spacious backyard with direct access from main-floor unit
- Upgraded front porch (2019)
- Updated landscaping with paved driveway.
- Two-storey addition increasing living space
- Fully legalized duplex with separately metered hydro
- Upgraded plumbing for long-term reliability
- Strong investment opportunity
- Close to Bank Street, shops, restaurants, cafes, Lansdowne and downtown!
- Inclusions: Apt 1 - washer, dryer, dishwasher, fridge, stove. Apt 2- dishwasher, Fridge, Stove.
- Heating: Gas
- Cooling: n/a
- Possession: Flexible

Rents

- Apartment 1: \$1925/month
- Apartment 2: \$1815/month

