



The  
Ellis  
Team

FOR SALE

771 SCOTLAND AVENUE

TY ELLIS PERSONAL REAL ESTATE CORPORATION • MONOPOLY REALTY



## ABOUT THE PROPERTY

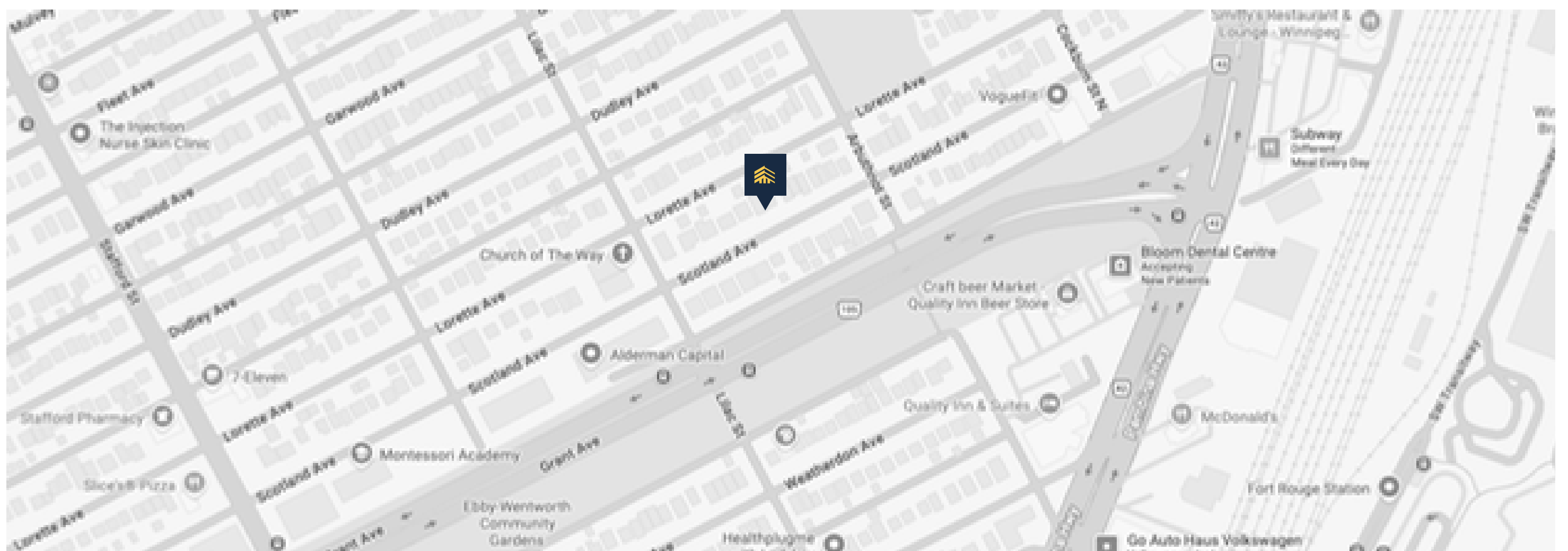
# 771 SCOTLAND AVENUE

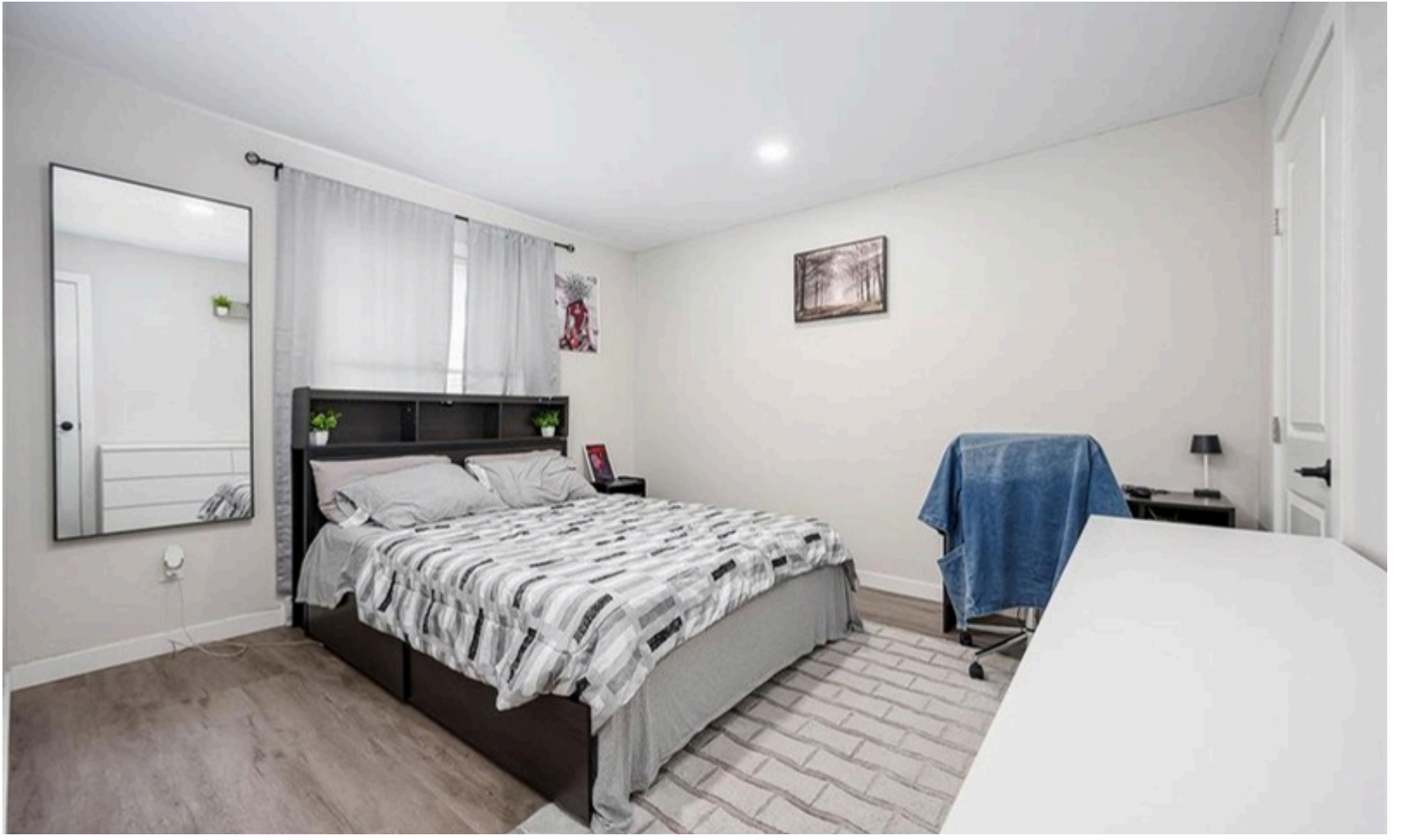
Veritas Development Group Ltd. is the market leader in premium secondary suite construction. This unique design will set up any owner for success! This property consists of 2 self-contained, separately metered units; the main-level unit features 3 beds, 2 baths, a large living room, a kitchen, and full access to the basement. The upper-level unit features a private side entrance and a 2-bed, 1-bath layout with vaulted ceilings and abundant natural light.

You can feel confident as an investor or owner-occupier knowing this property was built by an engineer with quality materials: Wood structural floor, ICF foundation, concrete sidewalks, piles, and more! Excellent rental location close to major transit routes, shopping, and more! Great turn-key opportunity to start building your investment portfolio!



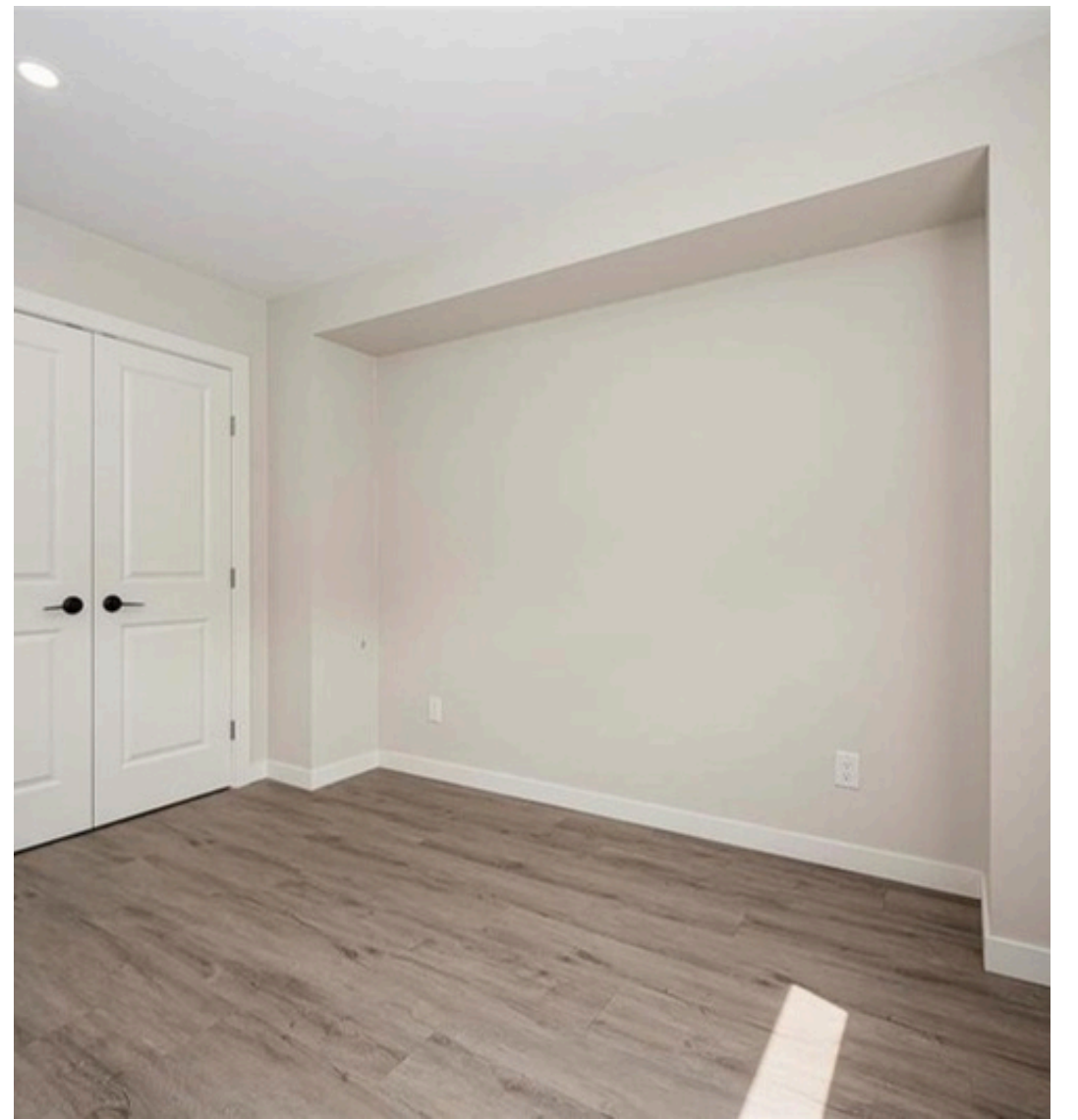
<b>Neighbourhood</b>	Crescentwood	<b>Lease Information</b>
<b>Year Built</b>	2024	<b>Main Unit</b>
<b>Bedrooms</b>	5	\$2,195/mo +utilities July 15, 2025-June 30, 2026
<b>Bathrooms</b>	3	<b>Upper Unit</b>
<b>Living Area</b>	1,522 Sq. Ft.	\$1,625/mo +utilities July 1, 2025-June 30, 2026
<b>Parking</b>	Parking Pad	
<b>Heating</b>	Baseboard, Electric	





The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Interior photos of a similar property.





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# BUILDER SPECIFICATION

## Foundation System

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- Insulated concrete form (ICF) foundation walls with R-28 insulation value and 8" thick reinforced concrete inside.
- Foundation dimpled membrane waterproofing and drainage protection.
- Poured Concrete friction pile foundation system under foundation walls and all decks/landings.
- Code compliant drain tile system with granular cover and sump pump.
- 15 mil Stego moisture barrier system under the basement floor

## Framing/Insulation/Joists & Trusses

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- Pre-engineered clear-span roof trusses.
- 2 x 6 exterior stud walls 16" on centre with integrated headers over all doors and windows.
- 2 x 4 interior stud walls 16" on centre.
- 2 x 6 interior walls for plumbing stacks.
- 7/16" OSB exterior wall sheathing.
- R-22 batt insulation in exterior walls.
- R-12 insulation batts in all interior bedroom walls for soundproofing.
- Acoustic caulking along bottom wall plates in all bedrooms for soundproofing.
- 14" deep pre-engineered clear-span open wood web floor joists in the main and second floors with tongue and groove floor sheathing.
- 2 x 10 clear-span suspended basement wood floor joists with crawlspace below.
- Entire second floor joist cavity filled with dense pack sound absorbent insulation with resilient channels and 5/8" thick fire rated drywall below.

## Exterior

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- 35 year architectural shingles with ice and water shield membrane to code.
- Tyvek house wrap for exterior moisture protection.
- Special stucco Tyvek wrap for all stucco walls.
- Cement board and acrylic stucco front finishes.
- Prefinished aluminum metal soffits, fascia, eaves troughing and downspouts.
- PVC windows meeting all energy code requirements.
- Energy compliant exterior doors with deadbolts and viewing hole at front entry.
- Front balcony space in both the main and second level units with prefinished metal railing.
- Cast in place zero maintenance concrete front and back decks and steps on piles.

## Heat Ventilation & Air Conditioning

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- Each unit has its own split air conditioner unit on the main and second level.
- Each unit has its own heat recovery ventilator (HRV) with integrated preheat electric coil.
- Air-conditioning condensing units are quiet vertical type fan units mounted to the foundation wall.



# BUILDER SPECIFICATION

## Electrical & Lighting

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- 100-amp main electrical service per unit.
- Code compliant ground fault interceptor plugs where required.
- Code compliant arc fault breakers where required.
- Electric baseboard heaters with wall-mounted individual temperature controllers.
- Prewired for MTS/Bell/Shaw communication hookups in all units.
- Exterior electrical parking plug for each unit.

## Interior Finishing

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- Open vaulted ceiling in the upper level living space.
- Upgraded Therma-foil cabinets.
- Quartz countertops in all kitchens and bathrooms.
- Upgraded lighting package with pot lights.
- Undercabinet task lighting in the kitchens.
- Tile backsplash in the kitchens.
- Swing doors for closets with door handles.
- Luxury vinyl plank flooring.
- 3" white MDF window and door trim.
- Pantry complete with 4 wire shelves.
- Storage space with wire shelving.

## Plumbing

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- 60-gallon electric hot water tank for main floor unit.
- 40-gallon electric hot water tank for upper unit.
- Under mount stainless steel sinks in kitchens.
- Under mount porcelain sinks in bathrooms.
- One-piece integrated fiberglass tub/shower enclosures.
- Upgraded black designer kitchen and bathroom taps and faucets.

## Exterior Yard

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- Concrete sidewalks to entry doors and rear parking stalls.
- Compacted limestone base parking stalls with pressure-treated wood border.
- Exterior frost-free water tap per unit.
- Sodded areas, trees and shrubs as per plans and City design guidelines.
- Front covered porch for both units.
- Convenient rear access to main floor unit.
- Low maintenance concrete front and rear entry steps with low maintenance prefinished aluminum metal railing.

## Appliances

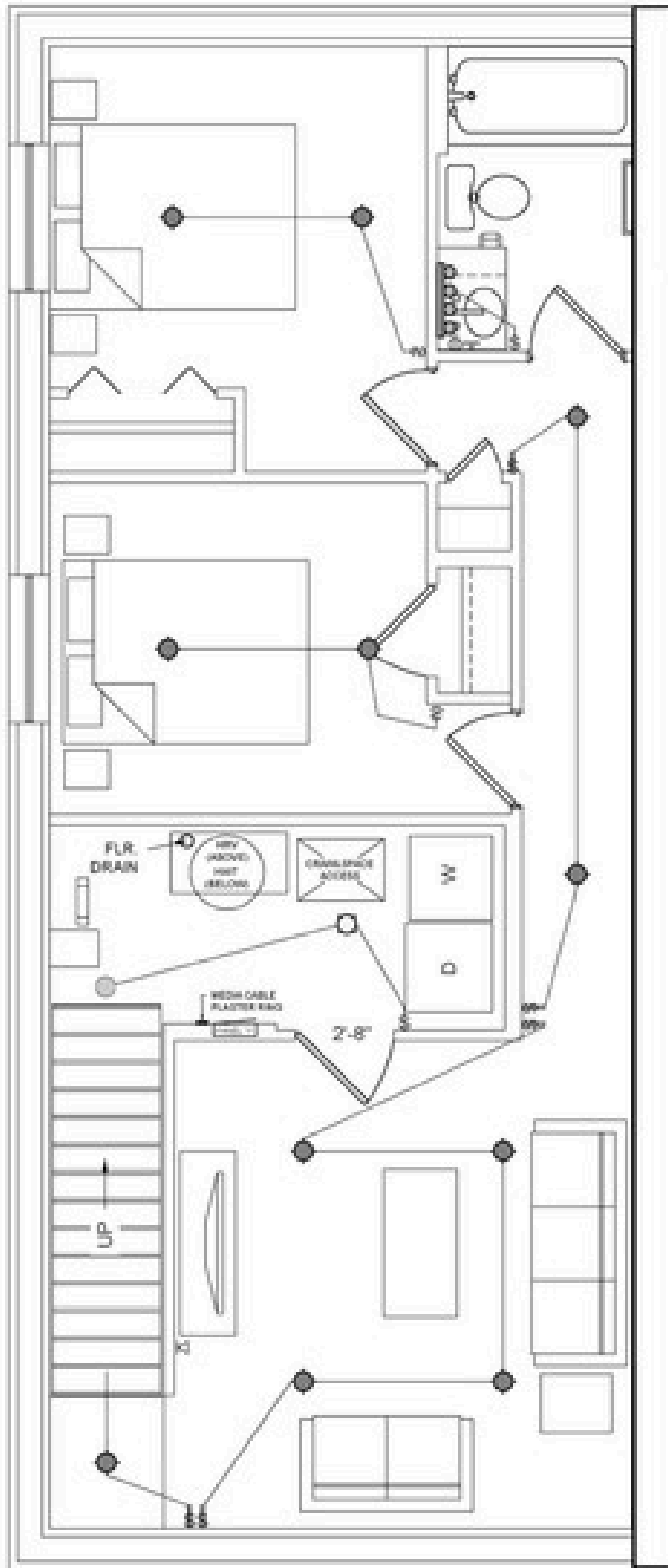
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- Matching white Washer and dryer.
- Matching stainless steel kitchen fridge, stove and dishwasher.
- Stainless steel over the range microwave with recirculating exhaust fan.
- Full size appliances throughout.



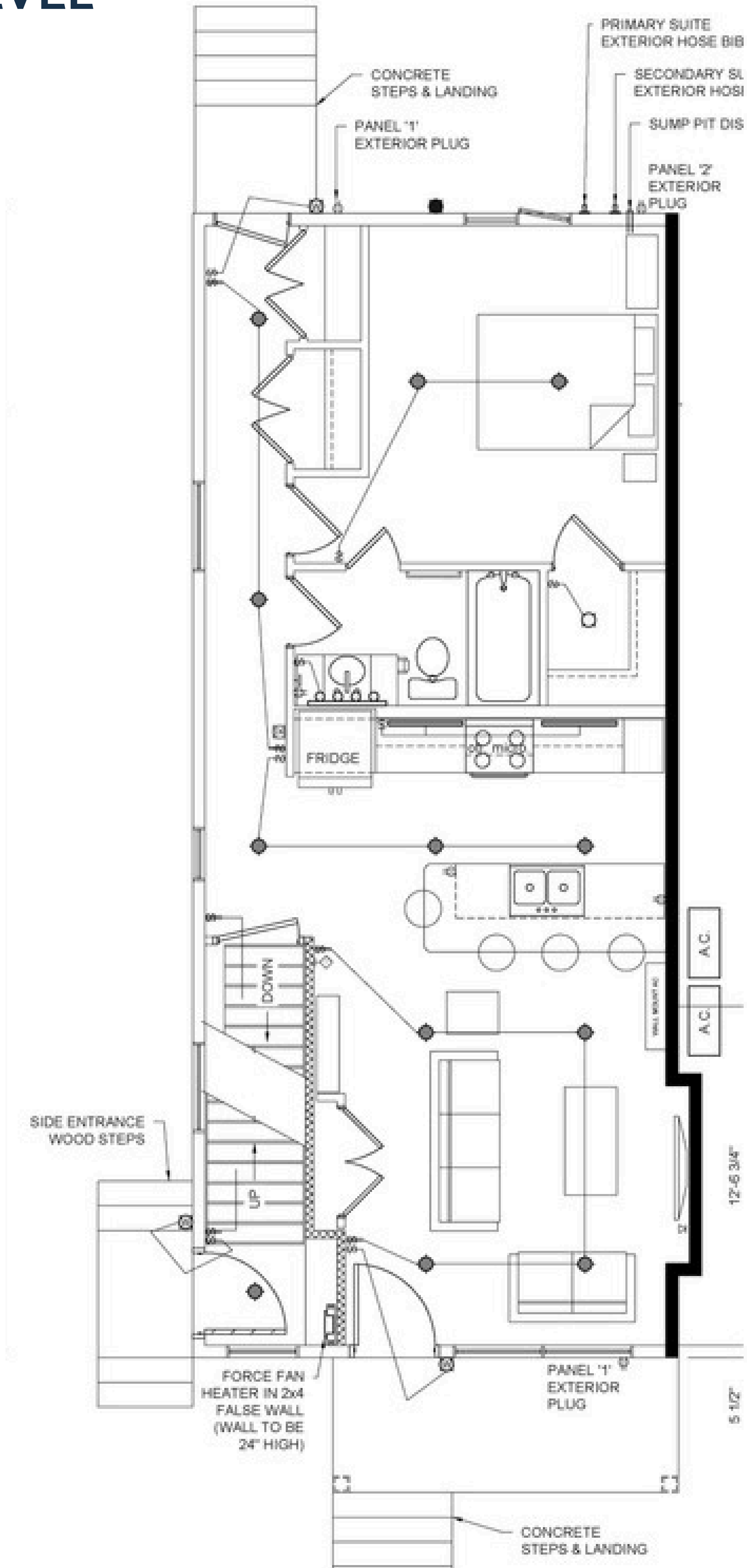
PLANS

BASEMENT



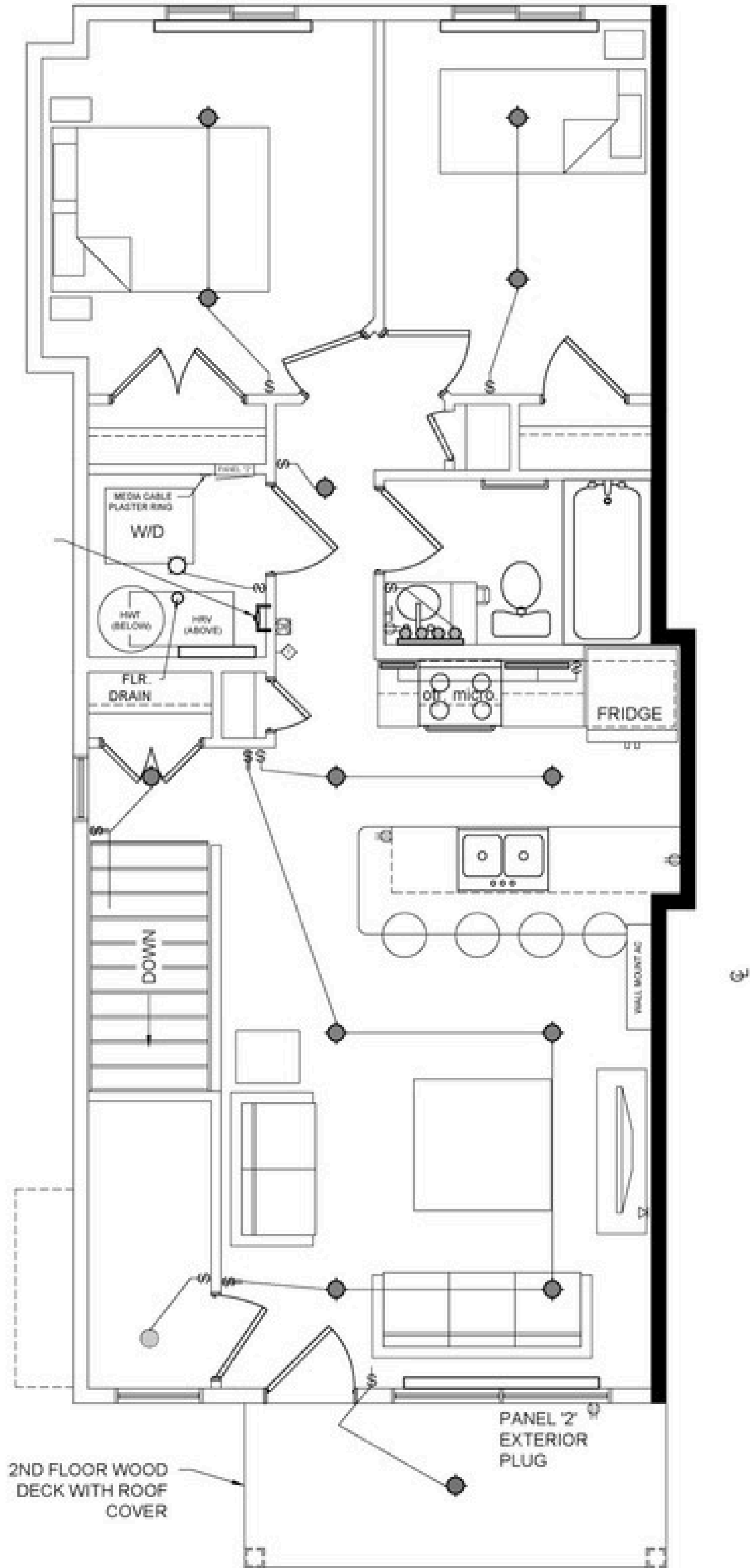
PLANS

MAIN LEVEL



PLANS

UPPER LEVEL







# The Ellis Team

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