

About 23 Kintyre Avenue...

23 Kintyre Avenue has a fascinating history! The house was constructed in the 1980's, as the main clubhouse for the Hell's Angels motorcycle gang.

The house was built with giant, cinder blocks, making it extremely well-insulated against heat and cold, very sturdy and very secure against attacks from rival gangs! Back in the day, the front door had a "man trap" design that meant you could only access sideways on, to stop police or rival gangs from being able to break into the property with a traditional battering ram. Unfortunately, the man trap proved to be no defense against a mid-1990's attack when a rival gang fired a rocket launcher through the front door of the house. Luckily, no one was inside but pretty much every house on the street had its windows blown out by the force of the blast!

The house was repossessed by the city following the attack and lay empty for some years, until being purchased by the previous owner, Sally, to myself. Sally lovingly brought the house back to life, including creating the 3-apartment set up which exists today, whilst retaining many of the features from the Hell's Angels days, such as the large rear parking pad and rolling gate, which used to play host to the many Harley Davidsons parked out back.

Sally moved to the Caribbean in 2013, the house came on the market and my wife, Gillian and I were fortunate enough to buy it. We are not professional property managers, but we were looking for a home as an investment and wanted to find a house that we could really cherish and make the best of! From the early days of owning the house, we made a point of attending to every little detail ourselves, to ensure that the property was always kept perfectly and was lovingly restored to its full former glory.

We completely remodeled the exterior in 2017, with new paving stones in the front and back, a new front doorway and full exterior painting. The results were stunning and it gave us a lot of pleasure to have so many neighbours come up to us and say how much they appreciated the way the house had been cared for and upgraded. Many of them remember the Satan's Choice days with fondness, as although older now, they can still recount times when they were invited to join some of the apparently legendary parties that took place in the house!

We have been very fortunate that our ownership has coincided with the start of a huge uplift in the fortunes of the Riverside neighbourhood. The opening of the Broadview Hotel 2 years ago has transformed the area and it seems that Streetcar Developments have plans to continue to develop the whole streetscape on Queen Street, immediately south of the house, with Riverside Square amongst a host of exciting housing and shopping developments coming online in the next few years.

It's time for our ownership to come to an end though, as our family is moving out of Toronto after many happy years here. We sincerely hope that whoever buys this house is able to enjoy it as much as we have and also takes as much pleasure and pride in looking after it before passing it on to the next generation of owners.

Sincerely,

Mark and Gillian.

23 KINTYRE AVENUE

LIST OF IMPROVEMENTS

2014 ROOF RE-SHINGLED

2016 MAIN FLOOR APARTMENT RENOVATION

2017 COMPLETE ELECTRICAL INSPECTION AND SAFETY SIGN-OFF

2017 FULL EXTERIOR LANDSCAPING PROJECT

2017 EXTERIOR PAINTING AND WEATHERPROOFING

2018 EXTERIOR REAR DECK REPAIRS AND MAINTENANCE

2018 LOWER APARTMENT RENOVATION

2019 NEW FURNACE AND AIR-CONDITIONER

APPROXIMATE CAPITAL INVESTMENT - \$150,000



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