

Halifax West

# 6314 Duncan Street

\$850,000



# **Description**

This ideally located 2-unit property was completely redesigned in 2012 by the architect-owner, and rebuilt from the studs in, including a new roof, spray foam insulation, new plumbing and windows. The layout of each unit is oriented so that the living areas face southwest, with sunlight flooding through the expansive windows overlooking the backyard, while the generously-sized bedrooms enjoy the softer light of a northern exposure. These units are simply

stunning! High ceilings, hardwood floors, exposed wooden beams, and clever storage are some of the features that set them apart. The lower unit features 1 bedroom, an open-plan kitchen /dining room, and a living room that could easily be converted to a second bedroom. Patio doors open onto the small deck leading to the patio and backyard. The upper unit has 2 bedrooms and an open plan kitchen/dining room / living room. The deck offers direct access to the backyard. Both units feature ductless heat pumps and the lower level has on-demand hot water. The dry basement has spray foam insulation and is great for storage. This property works well as an investment and would make an excellent opportunity for owner-occupation (subject to tenancy). The neighbourhood is highly walkable, with shops & restaurants, parks & schools all nearby. Do not hesitate on this opportunity to own on the Peninsula!

## **Specifications**

MLS<sup>®</sup> Number 202409527

Class Residential

Type Duplex

Bedrooms 3

Bathrooms (full/half) 2/0

Main Living Area 1,623 sq. ft.
Total Living Area 1,623 sq. ft.

Parking 2 spaces by easement on 6312 Duncan Street

Flooring Hardwood, Tile

Heating Baseboard, Furnace, Heat Pump - Ductless, Hot Water

Fuel Type Electric,Oil
Water Source Municipal
Sewage Disposal Municipal

### **Room Sizes**

#### Main Floor

Bath 1 6'5" x 6' + jog

Bedroom 13'6" x 10'1"

Living Room 12' x 10'

Eat In Kitchen 13'8" x 17'

2nd Level

Bath 2 6'9" x 5'10"

Bedroom 10' x 13'+jog

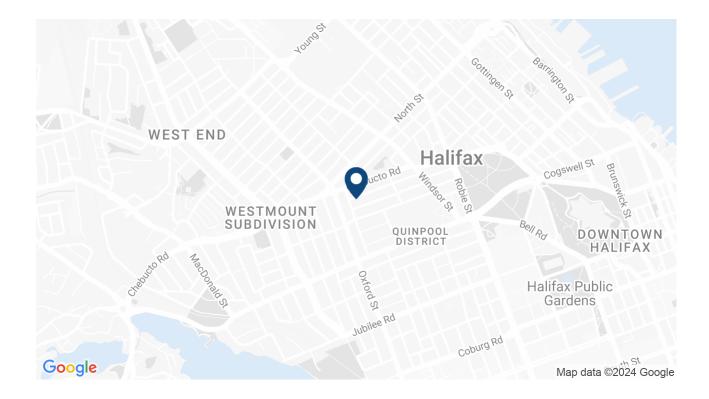
Bedroom 12'6" x 10'+jog

Great Room 13'8" x 17'

### Income Information

Rental Income Yes

# Location



# Photos











































