

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 [®] 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
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Location



Photos



