

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	202409528
Class	Multi-Unit
Type	Duplex
Parking	2 paved parking spaces by easement at 6312 Duncan St
Flooring	Hardwood,Tile
Heating	Baseboard,Furnace,Heat Pump -Ductless,Hot Water
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

Income Information

Rental Income	See info under documents
Number of Units	2

Occupied Units	2
One Bedroom Units	1
Two Bedroom Units	1

Location



Photos



