

Halifax West

6308 Bayers Road

\$549,000



Anne Pryde

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Description

Welcome Home! This 2-bedroom, 2-bath home offers several thoughtful updates and the added benefit of an income-generating apartment. The main home features a 200-amp breaker panel, a sunny dining area with direct access to the large yard, several newer windows, and a recently renovated main bathroom. The basement has been upgraded with spray foam insulation for added energy efficiency and offers plenty of storage, including a separate room previously used as a workshop. The self-contained second-floor apartment is a 1-bedroom unit with its own 100-amp breaker panel, separate meter, and electric baseboard heating. The

tenant is currently on a month-to-month lease at \$800 per month. Both units include their own laundry facilities. A versatile property with updates, ample storage, a spacious yard, and the opportunity for supplemental rental income.

Specifications

MLS [®] Number	202624728
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	3/0
Main Living Area	1,386 sq. ft.
Total Living Area	1,386 sq. ft.
Age	86 years old
Parking	Driveway
Flooring	Hardwood,Laminate,Linoleum,Softwood,Tile
Heating	Baseboard,Forced Air,Furnace
Fuel Type	Electric,Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

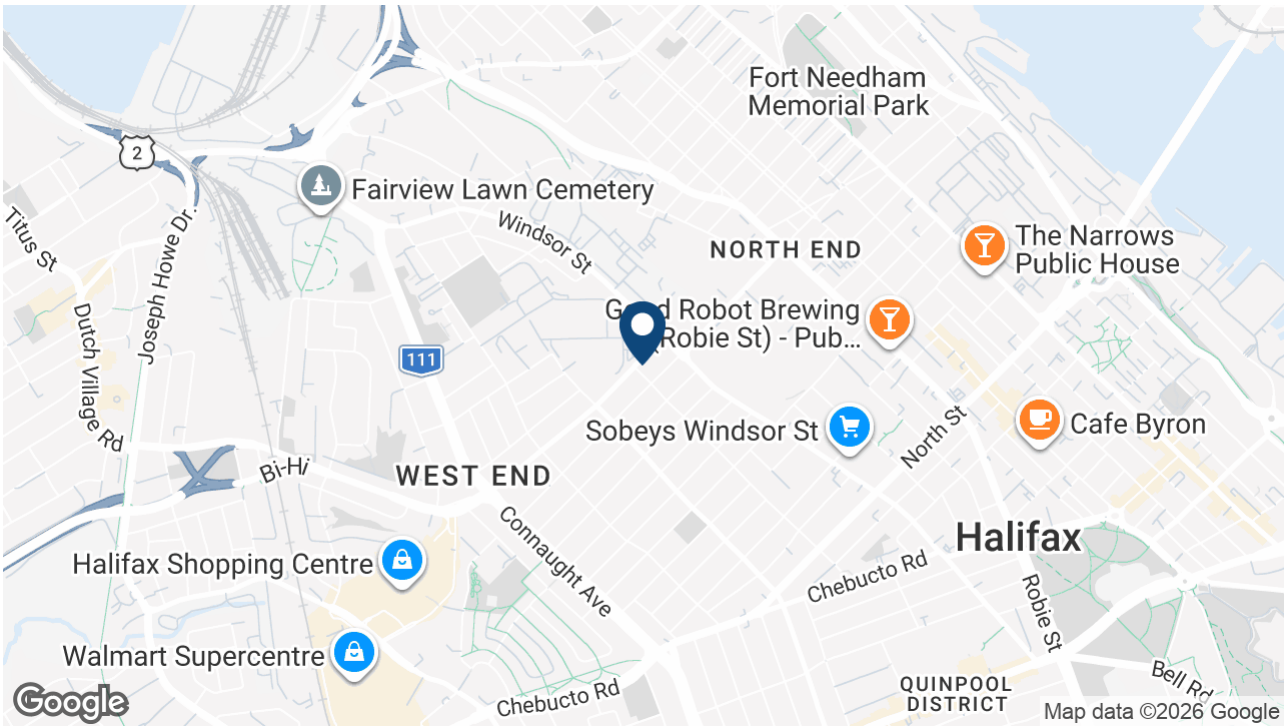
Living Room	11'8"x13'7"
Kitchen	7x11"10+5'10"x11'2"
Bath 1	6'8"x8'6"

Dining Room	10'5"x11'7"+jog
Main Hallway	
<u>2nd Level</u>	
Bedroom	12'10"x9'4"
Ensuite Bath 1	4'2"x8'4"
Bedroom	14'11"x9'4"
2nd Hallway	
Bath 2	8'9"x4'9"
Kitchen	7'1-"x13'3"
Porch	11'2"x6'
Living Room	9'6"x8'10"
Bedroom	7'6"x8'1"

Income Information

Rental Income	Yes
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Location



Photos

