

Halifax West

3194 Stanford Street

\$770,000



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Description

An exceptional owner-occupier or pure rental opportunity within a desirable West-end neighbourhood, close to excellent schools, shopping, parks, transit & everyday amenities. This spacious and well-maintained duplex offers the ideal combination: a comfortable home for the owner & a separate income-producing unit???an excellent way to offset your living costs while building long-term value. The upper unit is a generously sized four-bedroom, two-level home featuring an inviting, functional layout, refinished hardwood flooring & a large private deck. The main-floor two-bedroom unit is thoughtfully designed and offers its own private, covered patio

area, separate entrance & laundry. Heating and electrical are separately metered; each household controls and pays for its own heat & electricity. The two propane boiler systems provide on-demand radiator and in-floor heating, offering comfortable and efficient heating throughout the property. Both units feature separate laundry, front and rear entrances, and updated four-piece bathrooms with tile surrounds. Much of the home's hardwood flooring has been refinished, while the electrical, plumbing and kitchens have been updated over the years. The basement adds significant flexibility and future potential. With its generous ceiling height and spacious footprint, the basement provides an excellent opportunity to expand the existing lower unit into a two-level residence. Alternatively, the basement could offer the potential for a third living space or in-law suite. The seller has recently completed basement waterproofing, providing added peace of mind with a transferable lifetime warranty. Located in an excellent West-End neighbourhood surrounded by established homes and convenient amenities, this property is ideally suited to an owner occupant seeking a quality home with the added benefit of rental income, or an investor looking for a well-positioned multi-residential property with strong long-term potential and renovation upside.

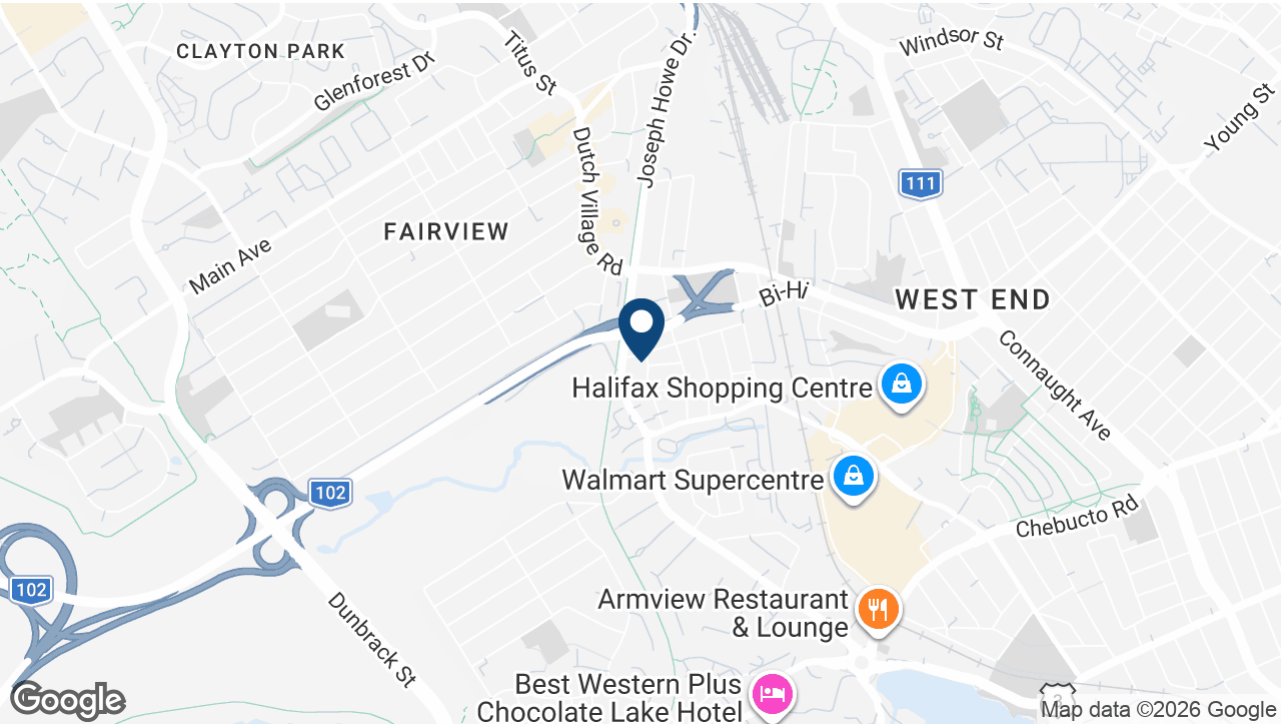
Specifications

MLS [®] Number	202625365
Class	Multi-Unit
Type	Duplex
Age	70 years old
Parking	Driveway
Garage	None
Flooring	Ceramic,Hardwood,Laminate,Tile
Heating	Hot Water,In Floor,Radiator
Fuel Type	Propane
Water Source	Municipal
Sewage Disposal	Municipal

Income Information

Approx. Total Income	\$48,000
Approx. Total Expenses	\$10,423
Number of Units	2
Two Bedroom Units	1
Four Bedroom Units	1

Location



Photos

