

# \$299,900 - 240 Cote Boulevard, Hanmer

MLS® #2123051

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Multi-family on 0.09 Acres

N/A, Hanmer, Ontario

Attention Investors & First-Time Buyers! This rare find in Hanmer is the perfect opportunity to start or grow your real estate portfolio. Whether you're looking for an affordable investment or a smart live-in option, this duplex delivers on value, efficiency, and potential. The main unit offers 2 comfortable bedrooms, while the upper 1-bedroom unit is ideal for rental income or extended family. Live in one and let the other help pay your mortgage! Situated on a generously sized, well-kept lot, the property also features a brand-new shed (2024) and has been thoughtfully updated for peace of mind and low maintenance. Recent upgrades include: Re-insulated in 2024 for energy efficiency New roof shingles (2024) New shed (2024) This is a perfect opportunity in a quiet, family-friendly neighborhood with low operating costs and great upside. Don't miss your chance to own this versatile property in a growing community. Book your showing today! (id:6289)



## Essential Information

|           |              |
|-----------|--------------|
| Listing # | 2123051      |
| Price     | \$299,900    |
| Bathrooms | 0.00         |
| Acres     | 0.09         |
| Type      | Multi-family |
| Sub-Type  | Freehold     |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 240 Cote Boulevard |
| Subdivision | N/A                |
| City        | Hanmer             |
| Province    | Ontario            |
| Postal Code | P3P1M7             |

## Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Airport, Park, Public Transit, Schools |
| Parking   | Gravel                                 |

## Interior

|              |                         |
|--------------|-------------------------|
| Heating      | High-Efficiency Furnace |
| Cooling      | Window air conditioner  |
| # of Stories | 2                       |

## Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Vinyl siding    |
| Roof       | Asphalt shingle |
| Foundation | Block           |

## Listing Details

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE |
|----------------|-----------------------------------------------|



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