

\$1,199,900 - 105 Wellington Street, Gravenhurst

MLS® #40742127

\$1,199,900

4 Bedroom, 5.00 Bathroom, 3,009 sqft

Single Family on 0.36 Acres

Gravenhurst, Gravenhurst, Ontario

Incredible investment opportunity with 3 separate living spaces nestled on a private cul-de-sac in the heart of Gravenhurst. Professionally renovated with exceptional attention to detail, this unique property offers unmatched flexibility and income potential. Featuring three self-contained units, it's ideal for multi-generational living or rental income. a spacious upper 2-bedroom unit with a full kitchen and in-suite laundry, a bright lower 2-bedroom unit, also complete with its own kitchen and laundry and private guest suite featuring a kitchenette, laundry and private entrance. Each space has been thoughtfully updated with newer kitchens, modern flooring, LED lighting and beautifully finished bathrooms. The home also features new windows and doors, new insulation, new plumbing and new electrical. Outdoors, enjoy a fully fenced backyard for added privacy, on a large level lot with loads of space for everyone, including a gazebo and covered porch. Currently serviced by one hydro meter, the home is wired and equipped for three separate meters, should you choose. A gas line is in place in the rear yard for a future gas insert. While the property is on well and septic, it's ready for a smooth connection to municipal services. Whether you're looking to live in one unit and rent the others, or fully invest in a rental property, this home offers incredible versatility in a quiet and private setting. Square footage of individual units is approx: 980 sq ft - main unit, 1140 sq ft - lower unit and 310 sq ft



- guest suite. (id:6289)

Built in 1974

Essential Information

Listing #	40742127
Price	\$1,199,900
Bedrooms	4
Bathrooms	5.00
Square Footage	3,009
Acres	0.36
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	105 Wellington Street
Subdivision	Gravenhurst
City	Gravenhurst
Province	Ontario
Postal Code	P1P1B2

Amenities

Amenities	Schools
Utilities	Cable, Natural Gas, Telephone
Features	Gazebo, Sump Pump, Automatic Garage Door Opener, In-Law Suite
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric,Wood

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Block

Listing Details

Listing Office	Painted Door Realty Brokerage
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