

\$699,900 - 713 Cedar Street, Dunnville

MLS® #40748979

\$699,900

5 Bedroom, 2.00 Bathroom, 3,636 sqft

Multi-family on 0.21 Acres

061 - Dunnville Municipal, Dunnville, Ontario

DOUBLE IT UP IN DUNNVILLE!!! Opportunity knocks. Two dwellings, \$350,000 per house, on one property in R2 zoning! First home fronting on Cedar St is a solid spacious 1,527sq ft, 3 bed home with 1 & a half bathes, separate dining room, enclosed sun porch, big kitchen, large living room & some original hardwood flooring, updates include; furnace, hydro & windows. Is currently occupied by month to month tenant @ \$2,500 per month + bills. 2nd dwelling 2,109sq ft, (known as 713B Cedar St.) has long double driveway off of Cross St E alley way that features open concept main level, with super sized bedroom, second level loft has vaulted ceilings & currently looks like a Rec Room that could easily be divided into multiple rooms and all the items needed for a home including separate; plumbing, hydro, natural gas forced air furnace, CA. 713B tenant will have to be assumed @ \$2,000 per month, + annual increase, + bills, on a 5yr lease. Shingles done in 2016. Buyer to verify all uses & condition. Great investment or future 2 family situation, this could be a great opportunity to get ahead and have your real estate investment pay for it self! Gross is \$54,000 with tenants paying utilities. GREAT TOWN BESIDE THE GRAND RIVER, CLOSE TO THE LAKE, LOTS OF SCHOOLS, MATURE STREET LOCATION, NEWER; ARENA, SHOPPING COMPLEXES & OH SO FRIENDLY FOLK (pictures are before being occupied, no current pictures as per the tenants wishes) (id:6289)



Built in 1910

Essential Information

Listing #	40748979
Price	\$699,900
Bedrooms	5
Bathrooms	2.00
Square Footage	3,636
Acres	0.21
Year Built	1910
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	713 Cedar Street
Subdivision	061 - Dunnville Municipal
City	Dunnville
Province	Ontario
Postal Code	N1A2J9

Amenities

Amenities	Hospital, Marina, Park, Place of Worship, Playground, Schools, Shopping
Features	Paved driveway, Automatic Garage Door Opener, Private Yard
Parking Spaces	2

Interior

Appliances	Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Aluminum siding, Metal, Vinyl siding
Foundation	Block

Listing Details

Listing Office	Coldwell Banker Flatt Realty Inc.
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