

	<p>19 13 Concession Rd List: \$799,888 For: Sale Norfolk Ontario N0E 1R0 Norfolk Simcoe Norfolk Taxes: \$3,625.70 / 2023 SPIS: Y Last Status: New PT LT 1 CON 12 TOWNSEND AS IN NR450847 DOM: 3 EXCEPT PT 1-2 37R8018; NORFOLK COUNTY</p>
	<p>Detached Front On: N Rms: 6 + 6 Link: N Acre: .50-1.99 Bedrooms: 3 + 2 Bungalow 98.35 x 511 Feet Washrooms: 2 Irreg: 1x3xGround, 1x3xBsmt Dir/Cross St: Northfork St & 13 Concession</p>

MLS#: X8418462 Sellers: TERRI-SUE CLARE Contact After Exp: N
 Holdover: 90 Possession Date: 6/07/2024 Possession Remarks: Immediate Occup: Vacant
 PIN#: ARN#:

<p>Kitchens: 2 Fam Rm: Y Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: 1100-1500 Assessment: 2023 POTL: Elevator/Lift: N Laundry Lev: Phys Hdcp-Eqp:</p>	<p>Exterior: Brick Drive: Available Gar/Gar Pk Spcs: Attached / 1.5 Drive Pk Spcs: 9 Tot Pk Spcs: 10.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: HST Applicable to Sale Price: Included Development Charges Paid: Unknown Interior Feat: Other Roof: Asphalt Shingle Foundation: Poured Concrete</p>	<p>Zoning: Cable TV: A Hydro: A Gas: Phone: Water: Other Water Supply: Unknown Sewer: Septic Spec Desig: Unknown Farm/Agr: View: Panoramic, Trees/Woods Retirement: N Oth Struct: Lot Shape: Irregular Lot Size Source: GeoWarehouse</p>
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Topography: Flat

#	Room	Level	Length (m)	Width (m)	Description
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Client Remks: Copy and paste: <https://www.theamobile.com/listings> ****Freshly Renovated Dual-Unit Home**** Discover the charm of this beautifully renovated property at 19 13th Concession Rd, perfect for both investors and homeowners. Nestled on a spacious 1.29-acre lot, this home boasts two separate, fully renovated units that offer a combined rental potential of \$4,200/month. The main level features 3 bedrooms, 1 bathroom, a modern kitchen, and an inviting living area with ample natural light. The lower unit is equally impressive with 2 bedrooms, 1 bathroom, and a cozy living space ideal for extended family or rental income. Both units have been meticulously updated with contemporary finishes and fixtures. Enjoy the serenity of this expansive lot while still being conveniently located near local amenities. Whether you're looking for a multi-family residence or a lucrative investment property, 19 13th Concession Rd is the perfect choice. Dont miss out on this incredible opportunity!

Extras:
Inclusions: fridge, dishwasher, stove, washer, dryer
Exclusions:
Rental Items:
Lease To Own Items: Air Conditioner,Boiler,Furnace
Showing Requirements: See Brokerage Remarks
Brkage Remks: easy showings. Buyer & Buyer's Agent to Verify All Measurements & Taxes. Address Attach Schedule B & Form 801. All Questions and Offers Anytime to alex@zumin.ca

Mortgage Comments: Clear

ZUMIN REAL ESTATE CENTRE Ph: 416-333-4100 Fax: 416-391-6200
 5685 Mclaughlin Rd Mississauga L5R3K5
 ALEX MAHALLATI, Salesperson 647-294-7997

Contract Date: 6/07/2024	Condition:	Ad: Y
Expiry Date: 8/07/2024	Cond Expiry:	Escape:
Last Update: 6/07/2024	CB Comm: 2% + HST	Original: \$799,888