

## 57-59 Dufferin St, Lunenburg



MLS® 201615581

### "CLASS & CASH"

**\$395,000**

MORTGAGE FREE! Sounds pretty good, eh? But it also sounds like something far into the future for the typical homeowner. Well, how about MORTGAGE OFFSET? AKA, the property that pays for itself. This is a character-rich triplex, divvied up in 50-25-25% proportions. The could-be owner side features bright softwood floors throughout, a handsome three-tier stairwell, with four spacious bedrooms (2 on each of the 2nd and 3rd levels), full baths on the 1st and 2nd levels, plus maid's quarters up a separate backstairs off the kitchen. No maid?...No problem! This room could be the perfect office or crafts room or children's self-contained playroom. The other half of the building features a pair of top-quality rental apartments, 2-bedrooms each, accessed independently, with many of the same character features of the "home-half". Tenants pay their own heat and electric, and there is a common washer/dryer facility. The whole place was thoroughly upgraded in 2001 (roof, insulation, wiring, cladding, etc.). Nice residential neighborhood setting, plenty of off-street parking, and walking distance to all the shops and restaurants, school and recreational facilities. Really, you don't have to be crushed by mortgage payments or be cramped by 'all-we-can-afford' dinky living quarters. This is the 'class and cash' alternative form of home ownership.



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### Property Highlights

**Lot Size:** 8,100 sq ft

**Heating:** oil-fired forced hot air (Townhouse), electric baseboards (2 Apartments)

**Water:** municipal

**Sewer:** municipal

**Parking:** large gravel parking lot

**Services:** electricity, phone, cable, high-speed internet (FibreOP available)

**Features:** 3 INCOME UNITS: 3-storey 4 Bdrm/2 Bath Townhouse (\$925/mo); 2-level 2 Bdrm Lower Flat (\$750/mo); 2-level 2 Bdrm Upper Flat (\$675/mo)

**Zoning:** Residential

**Assessment:** \$362,000 (2016)

**Taxes:** \$4,756 (2016)

### Rooms

Living (townhouse): 14 x 13.9 (Main)  
Dining (townhouse): 14 x 13.6 (Main)  
Kitchen (townhouse): 13.4 x 12 (Main)  
Bath, 3-pc (townhouse): 6 x 5 (Main)  
Bedroom (townhouse): 14 x 13.3 (2nd)  
Bedroom (townhouse): 14 x 13.10 (2nd)  
Den/Office (townhouse): 13 x 12 (2nd)  
Bath, 4-pc (townhouse): 8 x 6 (2nd)  
Bedroom (townhouse): 13.10 x 13 (3rd)  
Bedroom (townhouse): 13.9 x 13.6 (3rd)  
Living (lower flat): 14.4 x 14 (Main)  
Kitchen (lower flat): 12 x 11.10 (Main)  
Bath, 4-pc (lower flat): 6 x 5 (Main)  
Bedroom (lower flat): 14.8 x 14.1 (Main)  
Bedroom (lower flat): 12 x 11.9 (2nd)  
Living (upper flat): 14 x 13.7 (2nd)  
Kitchen (upper flat): 14 x 13.5 (2nd)  
Bath, 4-pc (upper flat): 8 x 6 (2nd)  
Bedroom (upper flat): 13.7 x 13 (3rd)  
Bedroom (upper flat): 13.8 x 13.6 (3rd)

### Listing Agents

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**Directions**

Town of Lunenburg: at the corner of Dufferin and McKenzie Streets. Look for the Red Door Realty sign!