



Virt Tour URL

MLS Client View - MULTI-FAMILY		
MLS #	201615581	Building Dimensions
PID #	60055522	42.8 x 30.8 + 28.6 x 15.10 + 12 x 11.6
Type	Triplex	Lot Size
Listing Status	ACTIVE	8100 sq ft
Listing Price	\$395,000	Zoning
Address	57-59 Dufferin Street	RES
Address 2		Garage
Community	Lunenburg	No
Province	NS	Parking
Postal Code	B0J 2C0	Yes
		Number of Stories
		3
		Approx Year Built
		1879
		Outside Dimensions
		42.8 x 30.8 + 28.6 x 15.10 + 12 x 11.6

Additional Photos



General Property Information:

Elementary School	Bluenose Academy	Number of Rent Units Occ	3	Rental Income	\$2,350/mo
Prop Knwn As/Bdy of Water		Bachelor Units		Laundry Income	
Middle/Jr School	Bluenose Academy	One Bedroom Units		Other Income	
High School	Park View Education Centre	Two Bedroom Units	2	Approx Total Income	\$28,200/yr
Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Three Bedroom Units		Insurance Expense	
Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Four Bedroom Units	1	Maintenance Expense	
Fr Imm High School	Centre scolaire de la Rive Sud (P-12)	# Stoves	3	Water and Sewage Expense	963.88 (water), \$1005 (sewer)
Garage Details		# Fridges	3	Snow and Garbage Expense	
Parking Details	large gravel parking area at back of building.	# Dishwashers	3	Heating Bill	
Water Type		# Microwaves	3	Electricity Bill	
		# Washers	1	Management Expense	
		# Dryers	1	Other Costs	
				Taxes Costs	\$4,756 (2016)
				Approx. Total Expenses	
				Approx. Net Income	

Property Overview & Directions

Property Overview "CLASS & CASH".....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,

Directions to Property Town of Lunenburg: at the corner of Dufferin and McKenzie Streets. Realty sign posted.

Property Features

PROPERTY SIZE	Under 0.5 Acres	WATER SOURCE	Municipal
BASEMENT	Partial, Undeveloped	SEWAGE DISPOSAL	Municipal
FOUNDATION	Stone	DRIVEWAY/PARKING	Gravel, Multi, Parking Spaces(s)
EXTERIOR FINISH	Wood Siding	RENTAL EQUIPMENT	None
ROOF	Asphalt Shingle	FEATURES	Deck, See Remarks
FLOORING	Carpet, Softwood, Vinyl	Inclusions	all major kitchen appliances in each unit, plus shared washer/dryer
HEATING/COOLING TYPE	Baseboard, Forced Air, Furnace	Exclusions	washer & dryer in townhouse unit belong to tenant
FUEL TYPE	Electric, Oil	COMMUNITY FEATURES	Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping



CYNTHIA DIAL - Main: 902-298-0332
 cindy@reddoorrealty.ca
 RED DOOR REALTY - 16940



List Office RED DOOR REALTY - 16940 - 902-982-6982

MLS # 201615581

Address 57-59 Dufferin Street

Listing Office:

List Price \$395,000

Community LUNENBURG

RED DOOR REALTY - 16940

Status ACT

Province NS

Class: MF

Postal Code B0J 2C0



57-59 Dufferin St - Lunenburg



A fine 3-unit income property



Nearly 5000 sqft over 3 floors



Great curb appeal/landscaping



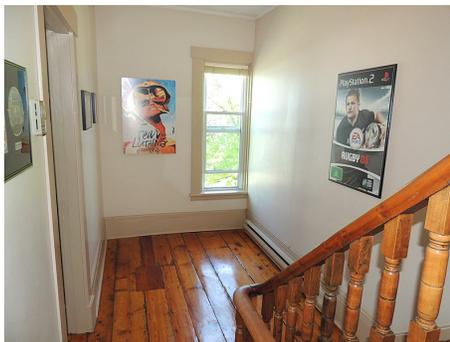
Attractive front steps & rail



House-wide covered Verandah



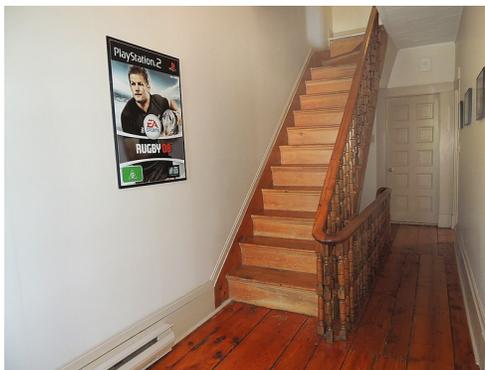
Upper Flat Kitchen



Upper Flat Hall & Stairway



Upper Flat Living Room



Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board



Lower Flat Living Room



Lower Flat Living Room



Lower Flat Bay Window



Lower Flat Living Room



Lower Flat Living Room



Lower Flat Kitchen



Lower Flat - 1 of 2 Bedrooms



Townhouse Living Room



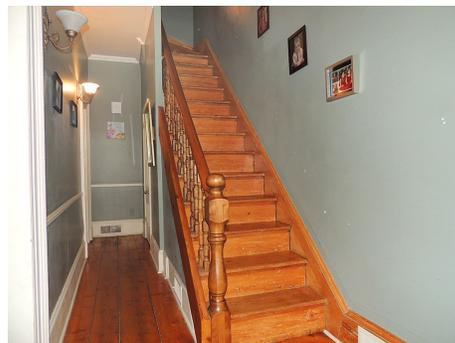
Townhouse Dining Room



Townhouse Dining Room with Bay



Townhouse Kitchen



Townhouse stairs to 2nd Floor

MLS # 201615581

PID # 60055522



Townhouse - 2nd floor Bedroom



Townhouse - 2nd Floor Bedroom



Townhouse stairs to 3rd floor



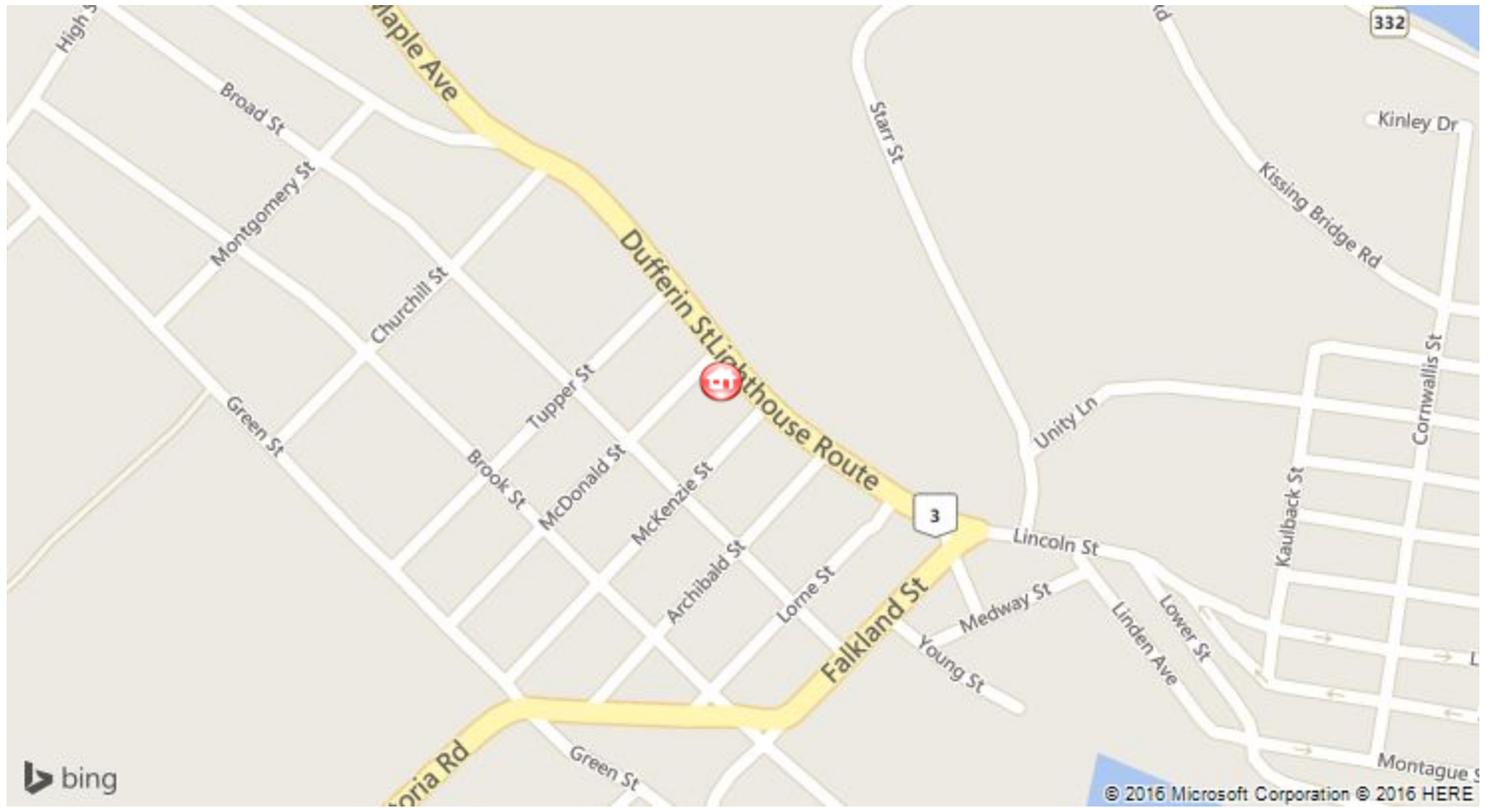
Townhouse - 3rd floor Bedroom



Townhouse-2nd level Bonus Room



Large Parking Area



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