

\$449,900 - 14 Potts Road, Norfolk (simcoe)

MLS® #X12427164

\$449,900

3 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Simcoe, Norfolk (simcoe), Ontario

Attractive & Affordable 1.5 storey Duplex located in Simcoes popular, established southeast quadrant enjoying close proximity to Hospital, schools, churches, arenas, pools, parks, Lynn walking/biking trails, golf course, east-side shopping centers, eateries/bistros & downtown business district. This well maintained home is positioned handsomely on 62.50 x 112 (0.16ac) serviced lot includes 2 separate driveways - offering 891sf - 2 bedroom main level unit incs use of 891sf hi/dry unfinished basement level featuring multiple rooms housing laundry station, n/g furnace plus convenient walk-out to large chain link fenced side yard w/separate enclosed exterior staircase leading to 439sf - 1 bedroom upper level unit. Tastefully presented main floor unit (14B) (occupied by owner & vacant at closing) ftrs modern kitchen sporting ample cabinetry, butcher block countertops, tile backsplash, roomy dinette & patio door deck walk-out - continues to large living room, 2 sizeable bedrooms (both with closets) - completed w/updated, stylish 4 pc bath. Low maintenance flooring compliments clean move-in ready neutral décor. 2nd floor unit (14A) has been occupied by excellent long time tenant (pays \$630 p/month & wishes to stay) ftrs well designed eat-in kitchen, adjacent pantry incs laundry facilities, comfortable living room, spacious primary bedroom & 4pc bath. Extras - metal roof, vinyl sided exterior, vinyl windows, 2 fridges, 2 stoves, 1 washer, 1 dryer, water softener/sediment filter, 1 owned



water heater, 1 rented water heater, 100 amp hydro service, 1 hydro meter, 1 n/gas meter & 1 water meter. Ideal for 1st time Buyers wanting to get into the market - live on main floor & use upper level rental income to supplement your mortgage payments.
(id:6289)

Essential Information

Listing #	X12427164
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	14 Potts Road
Subdivision	Simcoe
City	Norfolk (simcoe)
Province	Ontario
Postal Code	N3Y2S6

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship
Utilities	Cable, Electricity, Sewer
Features	Flat site, Sump Pump, In-Law Suite
Parking Spaces	2
Parking	No Garage
View	City view

Interior

Appliances	Water Heater, Water softener, Water meter, Dryer, Hood Fan, Two stoves, Washer, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	62.5 x 112 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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