

\$749,000 - 33a And 33b Napoleon Street, Carleton Place

MLS® #X12439352

\$749,000

4 Bedroom, 2.00 Bathroom, 7,115 sqft

Multi-family on 0.00 Acres

909 - Carleton Place, Carleton Place, Ontario

Investment Opportunity in picturesque Carleton Place. This is definitely not your typical two unit investment property. This is a gorgeous property with historical details maintained with careful attention to detail taken throughout. Perfect as an Owner Occupied or Full Investment Property. The main unit (33A) is the front of the home- with wonderful 10' ceilings, 12" baseboards and historic finishings, 33A has 3 lovely bedrooms (with good closets!), a totally renovated full bathroom (with in- floor heat) and a main floor family room complete with bay window and Wood Stove. Freshly painted in 2024, this property has been tastfully updated with too many items to fully list here. 33A Also has a private driveway that leads to the detached single garage. Possible Rental Income \$2700/m (\$32,400 annually). 33B at the back of the property (1 Bed, 1 Bath + Den) has it's own separate driveway with parking for 2 vehicles and was fully renovated in 2022. Easily rentable unit, complete with a new kitchen, bathroom, woodwork, flooring + more. Currently tenanted month to month at \$1700, with all utilities separately metred, 33B is a wonderful income (over \$20,000 annually). Huge Windows (Approx 2012). What a lovely yard! Private Deck (with additional privacy lattice) and several perennial beds create a beautiful and quiet outdoor space. The Land Option from the Town of Carleton Place was purchased, which extends the back yard with an additional parcel. 33A & B have individual



laundry plus separate Heating and electrical systems, as well as separate Hot Water Heaters and all utilities are separately metered. From this property you are steps to groceries, schools, parks, the River, the Ottawa Valley Recreational Trail and all the amenities of Carleton Place. Permitted Use: Home Business!! This is a truly special property that you have to see for yourself.
(id:6289)

Essential Information

Listing #	X12439352
Price	\$749,000
Bedrooms	4
Bathrooms	2.00
Square Footage	7,115
Acres	0.00
Type	Multi-family

Community Information

Address	33a And 33b Napoleon Street
Subdivision	909 - Carleton Place
City	Carleton Place
Province	Ontario
Postal Code	K7C2X4

Amenities

Parking Spaces	6
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Interior

Appliances	Cooktop, Dishwasher, Dryer, Hood Fan, Washer
Heating	Natural gas Other

Exterior

Lot Description	58.63 x 118.64 FT ; lot size irregular
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Listing Details

Listing Office	SOLID ROCK REALTY
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