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Cross Property Client Full

235326 13 GREY ROAD
Kimberly, ON N0C 1G0
Grey County/ Grey Highlands/

Multi-Family/ Residential/ For Sale **Price: \$419,000.00**
Active



MLS#: **220481**
List Date: **09-Sep-2019** Bedrooms (AG/BG): **5 (5/ 0)**
Bathrooms (F/H): **2 (2/ 0)**
Total Units: **2**

Units Occupied: **0**
Type: **Duplex Up & Down**
Style: **2 Storey**

Sqft Above Grade: **1,115** Sqft Below Grade: **0**
Sq Ft Finished: **1,115** Sq Ft. Unfinished:
Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **12**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **East** Year Built/Desc: **0/ Completed / New**

Lot Front: **58.00** Lot Depth: **166.00**
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
Access: **Municipal road, Year Round**
Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **This well-maintained duplex in Kimberly with separate upper and lower level apartments offers rental income and is located minutes from Beaver Valley Ski Club. The lower level apartment has 2 bedrooms, a kitchen with pantry and an open living room with propane burning fireplace. A 4-piece bathroom and sizable laundry room complete the features and provides all of the amenities for comfortable living. The upper level apartment is similar to the lower level, but with the addition of a third guest room and laundry nook off of the entryway. A balcony overlooks the front yard and provides a nice view. Access is from a separate stairway on the lower level. The exterior has shady trees to make the yard inviting and both apartments have separate 2 car driveways. The backyard borders green space and has a large wood deck for entertaining. Here you also find 2 sheds for storage. Book your showing today!**

Directions: **From Meaford/Thornbury Follow Grey Road 13 into Kimberly, Property is on the Right**

Interior Features

Interior Features: **Carbon Monoxide Detector, Fire Alarm System, Main Floor Laundry**
Basement: **None/ None/** Fireplace: **Propane**
Heat Primary/Sec: **Baseboard/ Fireplace-Gas, Propane**
HVAC: **None** Foundation: **Slab**
Under Contract \$: **\$120.00** UFFI: **Unknown** Furnace Age:
Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route, Street Lights**

Topography: **Open space** Alternative Power:
Roofing: **Metal** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Septic**
Water Treatment: **Chlorination**
Site Influences: **Shopping Nearby, Skiing, Trails**
Schools: **Mcpail / G.H.S.S**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer**

Exclusions: **None.**

Multi-Family

Fire Inception/Date: **Yes/** ESA/Date: / Storeys: **2** Chattels: **Yes**
Fire Protection: **Alarm, Carbon Monoxide Detector, Fire Escape, Smoke Detector**

Unit Count:	Equipment Included:	Annual Operating Expenses:
# Student Roomers: 0	# Dishwashers:	Administrative Fee:
# Bachelor: 0	# Dryers: 2	Building Insurance: 1,600.00
# 1 Bedroom: 0	# Fridges: 2	Garbage:
# 2 Bedroom: 1	# Stoves: 2	Heat:
# 3 Bedroom: 1	# Washers: 2	Hydro:
# 4 Bedroom: 0		Laundry Rentals:
# 5 Bedroom: 0	Laundry: Yes	Maint & Repairs:
# 6 Bedroom: 0	Laundry Access: In Area	Mgmt. Expense:
# Industrial:	Profit & Loss Proforma Avail:	Property Taxes: \$2,047
# Other: 0	Vacancy Allowance:	Water & Sewer: \$1,560
# Occupied: 0		Other Expenses:
Total # of Units: 2		Total Operating Expense: 5,327.00

Remaining Terms of Lease Contracts: Net Income: **20,880.00**
Rental Income Amount: **\$20,880**
Net Operating Income: **\$15,553**

Tax Information

Roll#: **420839004107001** Local Improve Fee/Comments /
Pin#: **373240272** Zoning: **Residential** Taxes/Year: **\$2,047/ 2019**
Assessment \$/Year: **\$206,500/2019** Survey/Year: **No** Survey Type:
Legal Description: **PT LT 40-41 PL 441 EUPHRASIA PT 3 16R1622; GREY HIGHLANDS**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Kitchen	M	13'6"x12'3"	
Living Room	M	13'6"x17'7"	
Master Bedroom	M	10'5"x11'10"	
Bedroom	M	10'5"x12'10"	
Bathroom	M		4-Piece
Kitchen	2	10'10"x11'11"	
Living Room	2	16'7"x16'11"	
Dining Room	2	16'7"x8'5"	

Master Bedroom 2 12'x10'8"
Bedroom 2 12'x10'2"
Bedroom 2 9'9"x12'
Bathroom 2 4-Piece

Royal LePage Locations North (Meaford), Brokerage

Client Full Report

Date Printed: 09/09/2019

Prepared By: BRONWEN PERRY, Salesperson

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