

	71 Hall St Oshawa Ontario L1H2Y8		List: \$799,000 For: Sale
	Oshawa Central Durham 269-27-R SPIS: N Taxes: \$3,393.60 / 2022		DOM: 0
Duplex 1 1/2 Storey		Front On: S Acre:	Rms: 6 + 3 Bedrooms: 2 + 1 Washrooms: 3 1x4xMain, 1x4xUpper, 1x3xBsmt
Lot: 50 x 90.41 Feet Irreg: Dir/Cross St: Simcoe St. /Olive/ Hall St.			

MLS#: E5875856 Contract Date: 1/20/2023 PIN#: Possession Remarks: Flexible

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Drive: Private Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 6 Tot Prk Spcs: 6.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Public Transit	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	3.08	x 4.65	Eat-In Kitchen Centre Island Breakfast Bar
2	Family	Main	4.17	x 4.12	Pot Lights Combined W/Dining Large Window
3	Br	Main	3.97	x 4.10	Fireplace Large Closet Large Window
4	Kitchen	Upper	3.17	x 2.90	Eat-In Kitchen Backsplash
5	Living	Upper	3.90	x 2.93	Laminate Window
6	Br	Upper	3.86	x 2.46	Broadloom Closet Picture Window
7	Kitchen	Bsmt	2.67	x 4.64	Tile Floor Backsplash
8	Rec	Bsmt	2.98	x 3.41	Broadloom Above Grade Window 3 Pc Bath
9	Br	Bsmt	3.52	x 2.96	Broadloom Above Grade Window Closet

Client Remks: Great Investment Opportunity Legal Duplex With Basement Apartment Currently Earning Rental Income. Buyer Must Assume Tenants, Main Floor Rent At \$1425 Monthly, Upper Unit \$1650 And Basement Rental At \$750 Used For Storage. All 3 Units With Kitchen, Washer & Dryer, Full Bath, Bedroom And Own Separate Entrance. Property Features Updates To Kitchen And Large Parking Area At The Back. Conveniently Located Near Hwy 401, Public Transit, And All Amenities. Click On Realtor's Link For 3D Tour , Aerial Tour And Feature Sheet
Extras: Main Floor Kitchen Approx. 2020, 2nd Floor Kitchen Approx. 2017, Plumbing & Electrical Panel Approx. 2020. Fridgex3, Stovex2, B/I Microwavex2, Washer & Dryer X3

Listing Contracted With: KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE Ph: 905-428-8100