

Austin & Austin

Realty Brokerage

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\$297,000

219 Spruce Street

69' X 123'

Investment Opportunity! 2016sqft Side by Side, 1008sqft per side, 3 bedrooms, 4pc bath. The south unit has a 2pc bath downstairs. Combined kitchen/dining area with updated flooring. Full unfinished basement. F/A Gas furnace 2020 in south unit. Metal roof 2017. Property is located close to elementary school, Pronger Parkway, Sandy Beach walking trail.

Listing Sales Representative: Judy Grant H-1749

Dining area



Living Room



Master Bedroom



Bedroom



4pc Bath main



2pc Bath down south unit



List Price: \$297,000 **Address:** 219 Spruce Street

File Number: H-1749 **Zoning:** R-2

Legal: PCL 28287, SEC DKF: PT LT 26, PL M 356, City of Dryden

Lot Size: 69' x 123.45' **Taxes:** \$3805.63 (2021)

House Size: 2016sqft +/- **MPAC Assessment:** \$224,000

Estimated Age: 1970 **Style:** Semi-detached

Exterior Finish: Stucco/Wood **Roof Cover/Age:** Metal 2017

Driveway: natural **Window Style:** mixed

Foundation: concrete **Basement Size:** full

Basement Finish: 2pc bath south unit, remainder unfinished

Heat/Cost: High efficiencies F/A Gas 2020 south unit **Plumbing:** CU/ABS

H.W.T.: rental **Garage:**

Panel: 100 amp panel **Consumption:**

Detached Units:

Septic System: City Services

Water System: City Services

Rooms **Bedrooms** 1: 8'10" x 14'6"

Kitchen: 11'6" x 14' 2: 8' x 14'

Dining Room: combined 3: 8'6" x 11'

Living Room: 12' x 18'4" 4: _____

Other: _____ 5: _____

Baths: 4pc main. 2pc down in south unit

Inclusions: Fridge, stove, kitchen table & chairs.

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

H-1749
219 Spruce Street

Investment opportunity! This duplex offers 1006 square feet per side with three bedrooms, and a four piece bath in each unit.

The south unit has a two piece bath in the basement with roughed-in plumbing for a shower.

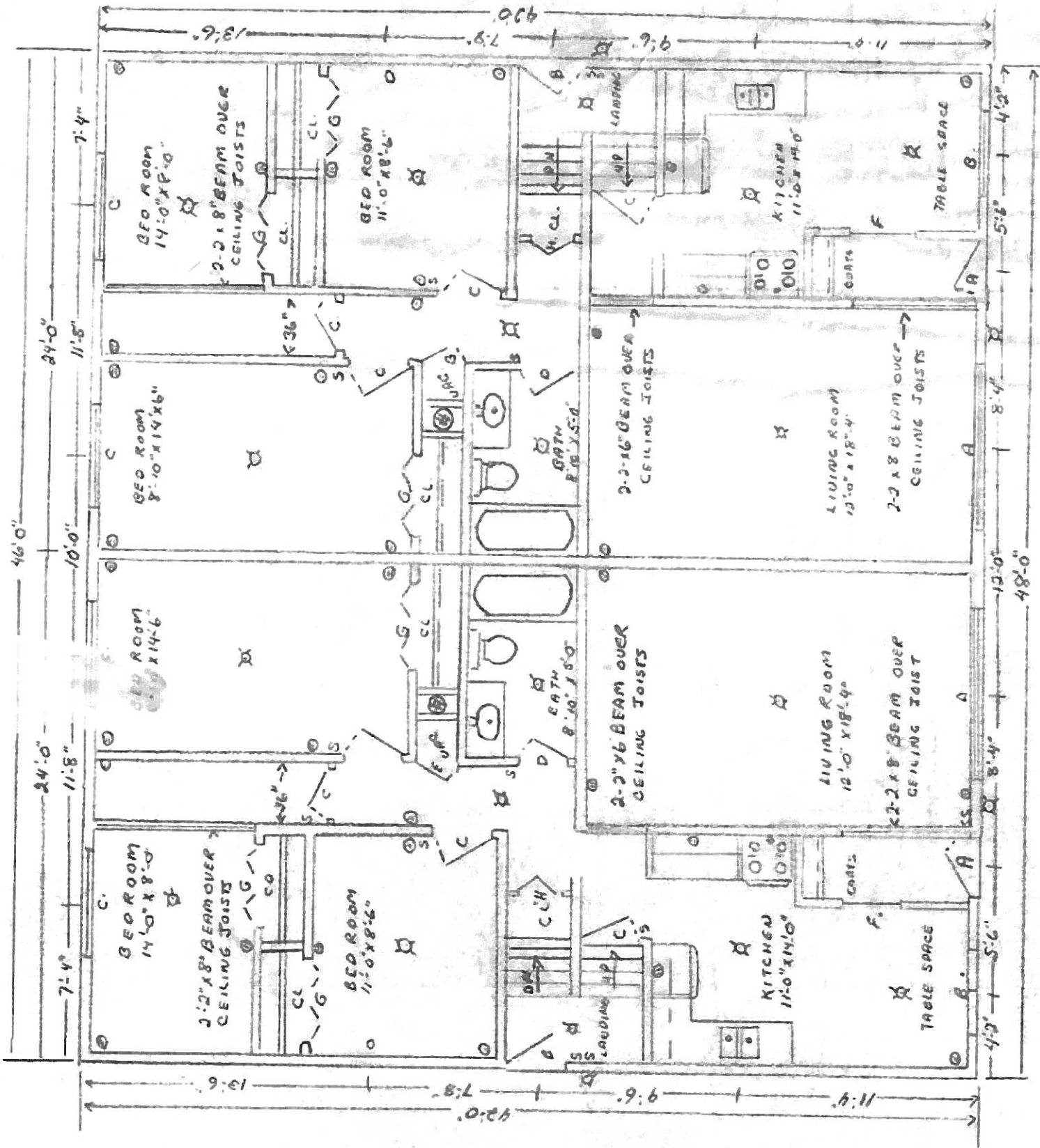
Large living rooms, kitchens with adjacent dining area.
Full unfinished basement.

Upgrades include flooring in kitchen/dining.
Hi efficiency F/A Gas furnace 2020 in south unit.
Metal roof 2017.

Side yards provide lots of storage and room for outdoor enjoyment.

Located close to elementary school, Pronger Park and Sandy Beach walking trails.

The south unit rental is \$995.00 per month
The north unit \$1000.00 per month
Tenants pay all utilities



FLOOR PLAN