

District:	West Transcona	MLS:	1722012
Address:	1601 Day Street	Bedrooms:	3
Zoning:	R2	2015 Taxes:	\$2,265.75
Occupancy:	Owner/Tenant	Year Built:	1925

Style:	1 ¾ storey	PRICE:	\$237,500
Lot:	36x100	Landscaped:	Yes
Front Exposure:	East	Fenced:	Partly
Size:	1720 sq .ft	Exterior:	Wood siding
(Lower):	Partial/unfin	Flooring:	Laminate, vinyl, carpet
Heating:	F/A	Heating Fuel:	Natural gas
Possession Date:	TBD		

	Main Level:		Upper Level:
Living Room:	18.0' x 12.42'	Living Room:	11.33' x 10.50'
Eat-in Kitchen:	17.67' x 11.42'	Eat-in Kitchen:	11.33' x 10.17'
Bedroom:	10.67' x 10.50'	Bedroom 1:	11.33' x 8.92'
4 pce bath:	7.25' x 5.83'	Bedroom 2:	11.33' x 8.92'
Deck Area:	12' x 10.0'	Entrance:	8.25' x 7.17'
		4-pce Bath:	7.58' x 5.08'

Included in Price:

2 fridges, 2 stoves, built-in dshwr, 2 washers, 2 dryers, wood shed

Remarks:

VALUE that just makes great \$ENSE! Beautiful 1720 sf duplex in premium location w/mn flr 1 br suite & 2 br upper suite. And the GREAT NEWS is we've done the work for you & currently have your TENANT renting at \$950/mo plus hydro so YOU BENEFIT immediately by offsetting your mtg & FAST TRACKING to BLDG EQUITY. Are you an INVESTOR? well, opportunity is knocking w/OPTION #2~rent both suites. Maybe you're looking for FAMILY options? AGING PARENTS? OPTION #3~mn flr residence w/MN FLR LAUNDRY, lovely backyard & PRIVATE deck area. The mn flr 1 br suite is COMFORTABLE w/east lvngrm feat geometric wall design, b/i SPEAKERS, spacious eat-in kit w/access to deck, updated 4-pce bth. UPPER suite feats 2 SPACIOUS east brs, comfortable eat-in kit, lvngrm paved in NEW laminate & NEW 4-pce bth. Recent UPGRADES: '10-'14 wdws, '14 furnace, '10 c/a, '10 both updated electrical, MN FLR Indry BOTH SUITES, '14 mn flr bth, '17 upper bth, '12 upgraded insul, '17 flring. Act now & take advantage of still favorable interest rates!