# 1519 HOWLAND AVENUE, London East (East H)

Ontario, N5V1W8

## 499,000

For Sale / #X13454130




**Bedroom(s): 6**

**Bathroom(s): 2**

**Lot Dimensions: 57 x 134 FT ; 7.1 x 134.65 x 57**

## Description

Welcome to 1519 Howland Ave, a prime opportunity for invesmtent with the upper three bedroom level newly leased with additonal steady income of the seperately leased three bedroom lower level! This property is only a couple minutes walk to Fanshawe College. A well suited opportunity for investors and a great option for multi-generational families! With both units rented this property is garnering over $3800 a month in rental income; with soild cash flow potential averaging over $3000 a month after expenses. The upper unitThe prime set up of this property features two seperate living spaces: totalling six bedrooms; including a main level space and lower level with seperate walkout entrance; each floor featuring three spacious bedrooms, a functional washroom (a four piece washroom upstairs and three piece full bath on the lower level), a kitchen on each level and a shared open living room. The seperate living areas could also be ideal for a multi-generational family looking to have the set up of two seperate living areas. Not to be outdone; the location also features a large functional yard with old growth trees and a covered patio. The neighbourhood offers a balance of families and students. This location also offers an impressive long double wide driveway that could accomodate for up to ten vehicles. This property also offers very close access to major public transit routes (with the future Oxford St LTR only minutes away) and is situated in close walking/driving/transit distance to major shopping centers including the Oxbury Plaza and Argyle Mall; and has many sports and recreation centers in the direct and surrounding areas. Although it sits in close proximity to major transportation routes, the house is sheltered from high activity and offers a quaint environment on a dead end road. This could be a prime candidate for an additonal garden suite unit with a large open backyard and plenty of existing parking in place to accomodate for an additional unit/units. (id:6772)

## Features

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|---|---|---|---|
| **Area** | London East (East H) | **Sewer** | Sanitary sewer |
| **Province** | Ontario | **Style** | Detached |
| **Country** | Canada | **View** | City view |
| **Ownership Type** | Freehold | **Stories** | 1 |
| **Property Type** | Single Family | **Acreage** | false |
| **Building Type** | House | **A/C** | Central air conditioning |
| **Age** | 51 to 99 years | **Total Parking** | 10 |
| **Lot Dimensions** | 57 x 134 FT ; 7.1 x 134.65 x 57.12 x 134.26 x 20.01/ft\|under 1/2 acre | **Acres** | 1/2 |
| **Heating** | Natural gas | **Parking** | No Garage |
| **Water** | Municipal water | **Amenities Near By** | Public Transit, Schools, Park |

# Room Details

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|---|---|---|
| **Basement** | Laundry room | 3.25 m x 2.9 m |
| **Basement** | Bathroom | 2.11 m x 1.55 m |
| **Basement** | Primary Bedroom | 3.3 m x 2.95 m |
| **Basement** | Bedroom 4 | 2.36 m x 3.89 m |
| **Basement** | Bedroom 5 | 3.35 m x 2.9 m |
| **Basement** | Kitchen | 6.53 m x 4.14 m |
| **Main level** | Primary Bedroom | 3.81 m x 3.15 m |
| **Main level** | Bedroom 2 | 3.35 m x 3.58 m |
| **Main level** | Bedroom 3 | 3.45 m x 3.15 m |
| **Main level** | Living room | 4.27 m x 8.46 m |
| **Main level** | Kitchen | 3.15 m x 3.84 m |
| **Main level** | Bathroom | 2.44 m x 1.52 m |