354 SPRUCE STREET, London East (East H)

Ontario, N5W4N7

599,000

For Sale / #X14105012



Bedroom(s): 5

Bathroom(s): 3

Lot Dimensions: 40.2 x 235.1 FT|under 1/2 acre

Description

Situated on a beautiful quiet treed street, sits this renovated historic charmer multi-unit property. The second story addition of a new upper legal unit was just completed with building permit in 2023; and also includes a stand alone garden suite unit. This property is being offered fully vacant to offer the most flexibility for the Buyer. This is the perfect owner occupy mortgage helper, multi-generational home or turnkey investment property (over $66,000 in annual rent income when last occupied; through organic turnover all three units have become vacant over the past few months and have been left vacant to provide the most flexibility to the Buyer).Top to bottom, nearly everything has been redone under current ownership - from luxury vinyl plank floors throughout, new roofs, a new on demand high efficiency hot water heater system, new plumbing and electrical throughout, energy efficient windows, brand new kitchens (with gas stoves) and vent hoods, brand new redone bathrooms with luxury tile, stainless steel appliances, and a brand new heat pump / AC system to be installed prior to closing. This is not one to miss, such a unique property with all these features rarely comes on the market. (id:6772)

Features

Area	London East (East H)	**Sewer**	Sanitary sewer
Province	Ontario	**View**	City view
Country	Canada	**Stories**	2
Property Type	Multi-family	**Acreage**	false
Building Type	Triplex	**A/C**	None, Ventilation system
Age	100+ years	**Total Parking**	3
Lot Dimensions	40.2 x 235.1 FT|under 1/2 acre	**Acres**	1/2
Heating	Natural gas	**Parking**	No Garage
Water	Municipal water	**Amenities Near By**	Public Transit, Park, Schools

Room Details

Second level	Bathroom	1.75 m x 2.03 m
Second level	Bedroom	3.25 m x 8.84 m
Second level	Bedroom	4.27 m x 2.24 m
Second level	Kitchen	3.05 m x 4.32 m

Basement	Utility room	4.7 m x 5.41 m
Main level	Foyer	1.47 m x 2.82 m
Main level	Bedroom	4.01 m x 2.9 m
Main level	Living room	2.9 m x 4.27 m
Main level	Bedroom 2	2.69 m x 3 m
Main level	Bedroom 3	2.74 m x 2.92 m
Main level	Study	1.37 m x 1.07 m
Main level	Bathroom	2.59 m x 1.63 m
Main level	Kitchen	5.13 m x 3 m
Ground level	Kitchen	4.37 m x 2.54 m
Ground level	Living room	2.67 m x 2.24 m
Ground level	Bathroom	1.6 m x 2.24 m