



1 of 5

 *Priced at*  
**\$409,900**

### About the Property

Rare owner-occupant opportunity with built-in income potential! Own a legal duplex that lives like a spacious single-family home while generating rental income to offset your mortgage. The oversized first-floor unit offers over 1,500+ sq ft, featuring 3 bedrooms, large living and dining areas, and comfortable everyday living. Current rents are \$1,650/month (1st floor) and \$1,600/month (2nd floor) with room for future upside. Lovingly maintained by the same owner for 25+ years with a strong rental history. The updated second-floor 2BR unit features refinished floors, fresh paint, renovated kitchen with custom cabinetry, granite countertops, newer appliances, and separate entrances for privacy. Exterior highlights include a fenced yard & large rear deck. Property is tenant occupied. Buyer ma



### Features

- 2 Bathroom
- Curbs
- Paved Road
- Sidewalks
- Heat Fuel:Gas-Natural
- Heat Fuel:See
- 5 Bedroom
- Fenced Yard
- Porch
- Heat Fuel:Baseboard
- Heat Fuel:Multi-Zoned
- Water Heater:Gas

Remarks

**Give me a call!**

[www.monihan.com](http://www.monihan.com)