

Rental Home or Ideal For Student Rental

Just Minutes to Brock University

ASKING PRICE
\$164,900.00

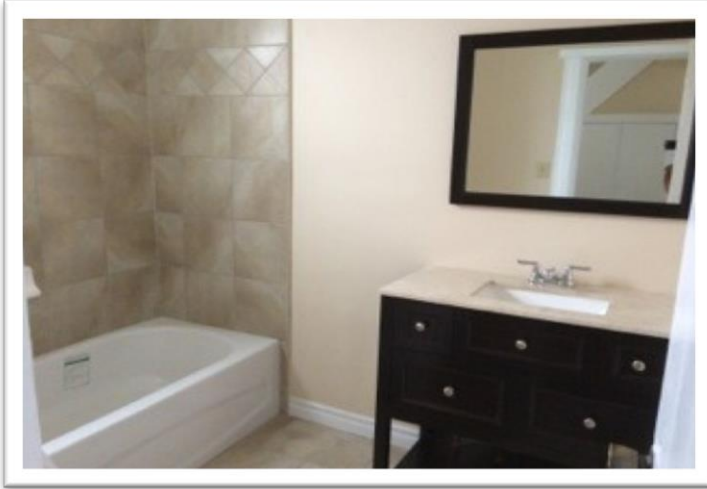
1.5 Storey, 3+1
Bedroom Home + Shed



62 Pelham Rd. St., Catharines

Rental Home Near Brock University

Beautifully Renovated.



Features: High-speed Internet Access, Sep. Dining Room, Eat-in Kitchen, Fenced Yard, Gas Stove Hook Up, Main Floor Bedroom, Urban

DESCRIPTION: PLAN 94 LOT 1029

LOT SIZE: 35.05 X 96.42

1.5 STOREY 3+1 BEDROOM HOME FEATURES:

- SEPARATE DINING ROOM, 1.5 BATHS, SINGLE DRIVE,
- **NEW IN 2014:** VINYL WINDOWS, KITCHEN CABINETS, COUNTERTOPS, CERAMIC FLOOR, UPSTAIRS BERBER CARPET, MAIN FLOOR LAMINATE FLOORING, GAS F/P
- FURNACE 2005, SHINGLES AND BREAKERS 2004

INCOME AND EXPENSES

INCOME:	MONTHLY	ANNUAL
RENT	\$1500.00	\$18,000.00
EXPENSES:		
REALTY TAXES	163.75	1965.00
WATER	43.92	527.00
INSURANCE	92.17	1106.00
TOTAL:	300.07	3602.00
NOI:	\$900.09	\$10,800.00

NOTE: Home is presently vacant. Income is projected based on market rents.



Inclusions: New fridge, gas stove, dishwasher and microwave still in it's box, older washer and dryer in "AS IS" condition, all window blinds, shed

NEWLY RENOVATED STUDENT RENTAL OR SINGLE FAMILY HOME

