

22-Apr-2021

40-42 DANIEL ST E, Smiths Falls K7A 1J6

ML#:1237245



LB: [DETL01](#) LB2: Status: **Active**
 ID: [LAURIJA](#) ID2: ID3:
 Dist/Neigh: **901- Smiths Falls** List Price: **\$333,000**
 Munic: **Lanark Twp** Original LP: **\$333,000**
 Roll#: **0904030030728000000** Type: **Double**
 PIN: **052690197** List Date: **2021-04-20**
 NeighNm: **Smith Falls** Fronting: **North**
 Lot Size: **66.01' x 132'** Occupancy: **Tenant**
 Zoning: **RESIDENTIAL - Residential First** # Acres:
 Zoning Desc: **Density (R1)**
 Poss Info: **RESIDENTIAL**
 Seller1: **Kim Taylor**
 Seller2:
 Legal: **PT LT 89 E/S OGDEN AVENUE PL 13884 LANARK S MONTAGUE;
 PT LT 90 E/S OGDEN AVENUE PL 13884 LANARK S MONTAGUE
 ALL AS IN RS124088 TOWN OF SMITHS FALLS**

Recent: **04/21/2021 : NEW****Directions/Remarks**Directions: **Elmsley to Daniel. A family neighbourhood. Short walk to the Community Centre.**

Public Remarks: **This double 42-40 has each a spacious 4 bedroom suites with separate dining room & large living room + a full 4 pc. bath (Photos are from # 40). Number 42 needs a total update "shows as such", Number 42 side won't be shown with Seller's instructions, Covid 19 lockdown ,Tenant with serious respiratory issues. The # 42 side will be only shown with an accepted conditional offer ". The Seller prefers no condition of financing/ please attach a pre-approval. Price of this double reflects "a fixer up". An oversize garage contains space for another small car or a large storage area.. Lovely tenants on a month to month tenancy. All utilities are included in their rental. Offers will be viewed on April 29th at 7:00 pm . Both sides have (identical space footprint).Rent roll with an offer. Seller has right to view pre-emptive offers.**

Property Information

Use:	Year Built:	1940/Old	#Stories:	2	#Gar:	2
Fire Retrofit:	Fire Protection:	Smoke Other	# FP:		#Cover:	2
Parking Desc:	Heat Fuel:	Natural Gas	Water Supply:	Municipal	Total Park:	5
Heat Desc:			Sewer:	Sewer Connected		
A/C Desc:						
#Hyd Meters:						
Tenant Pays:						
Exterior Finish:			Construction:	Brick		
Foundation:			Roof:	Asphalt Shingle		
Basement Desc:			Basement Dev:	Unfinished		
Floor Covering:	Feat/Equip Incl:					
#Dishwashers:	#Stoves:	1	#Fridge:	1	#Wash/Dry:	1
Site Influences:						
Neigh Influences:						
Exclusions:						
Rental Equip:						
Restrictions:						
Assistive Feat:						

Current Monthly Income

#Bachelor Units:	0	Bach Units/Mth:		#Retail Units:		Retail Prc/Mth:	
#1 Bedrm Units:	0	1 Bed Units/Mth:		#Other Units:		Oth Units/Mth:	
#2 Bedrm Units:	0	2 Bed Units/Mth:		#Office Units:		Other Inc:	
#3 Bedrm Units:	2	3 Bed Units/Mth:		#Total Units:	2	Total \$/Mo:	0
#Townhouses:	0	Twnhs Prc/Mth:				Rnt Roll Avl:	No

Annual Operating Expenses

Management:	\$0	Supply:	\$0	Ann Rent Inc:	\$34,200	Vac Loss:	\$0
Prop Taxes:	\$7,934	Garbage:	\$0	Parking Inc:	\$0	TOE:	\$24,409
Insurance:	\$6,519	Security:	\$0	Laund/Oth Inc:	\$0	NOI:	
Water/Sewage:	\$2,621	Lawn/Snow:	\$0	Total Income:	\$34,200	ADS:	\$0
Heat:	\$3,262	Elevators:		GOI:	\$34,200	Cash Flow:	\$9,791
Hydro:	\$4,073	Maintenance:	\$0	Vacancy %:	0.00	Audit Stat:	
Other:	\$0	Tot Op Exp %:	71.37	Manage %:			

Other Information

Taxes/Yr:	\$7,934.00/2021	Assmt/Yr:		Survey/Yr:	
Lease:	Gross			#Vacant Units:	0

Representative Information

Rep Remarks: **Booked by Jackie Laurin direct: 613-851-9099, call thru regular business hours 9-8 pm with a full 48 hours lead way request to view. Shown up to a max. 3 x a week with the Tenant's permission of entry on their schedule. Do not enter the property if you are experiencing any symptoms of COVID-19, have been out of the country within the past 2 weeks and/or have been in contact with anyone with COVID symptoms.**

CtoSO:	2.00%	First Refusal:	No	SRR:	Yes	MP:	No
Cont Aft Exp:	No	Lockbox:	None			SignOn:	Yes
Oth Lst Cond:	Yes	Cond Remarks:	Shown with Listing Agent by appt request via text/ not email. 613-851-9099. 48 hours lead time request. Tenant must agree to showing thru lock down Covid-19. Offers will be viewed April 29th, 6:00 00 pm, by sending offers to: jackie@estatebroker.ca Seller prefers no conditions on financing, attach your pre-approval of financing. Thank you. APPTS NOT MADE BY SHOWING TIME, the Listing Agent makes the requests for showing, I will confirm or non confirmed. The office does not make my appointments.				

Office Information

List Broker #1: [DETAILS REALTY INC., Brokerage](#) / Ph: 613-686-6336 / Fax: 613-224-5690

List Rep #1: [Jackie Laurin - Broker](#) / Direct: 613-851-9099

List Rep #1 Email: jackie@estatebroker.ca

List Rep #1 Web: <http://www.estatebroker.ca>

Board: **Ottawa**

CREA DDF: **Yes**

DOM: **2**

CDOM: **2**

Expiry Date: **2021-09-30**

IB: **No**

Cancel Date:

Last Mod: **2021-04-21**

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Cross Property Photo Gallery

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