

22-Apr-2021

56 CHURCH ST E, Smiths Falls K7A 1H6

ML#:1237242



LB: [DETL01](#) LB2: Status: **Active**
 ID: [LAURIJA](#) ID2: ID3:
 Dist/Neigh: **901- Smiths Falls** List Price: **\$366,000**
 Munic: **Lanark Twp** Original LP: **\$366,000**
 Roll#: **0904030030013700000** Type: **Duplex**
 PIN: **052700120** List Date: **2021-04-20**
 NeighNm: **Smith Falls** Fronting: **West**
 Lot Size: **72.01' x 35'** Occupancy: **Tenant**
 Zoning: **RESIDENTIAL - Residential First** # Acres:
 Zoning Desc: **Density (R1)**
 Poss Info: **Duplex**
 Seller1: **Kimberley Taylor**
 Seller2:
 Legal: **PT LT 86 N/S CHURCH ST PL 13884 LANARK S MONTAGUE; PT LT 87 N/S CHURCH ST PL 13884 LANARK S MONTAGUE ALL AS IN RS88505 TOWN OF SMITHS FALLS**

Recent: **04/21/2021 : NEW**

Directions/Remarks

Directions: **Elmsby St. N. to Victoria Street.**

Public Remarks: **A spacious three storey property with a large 3 bedroom 2 level suite and a main floor 2 bedroom suite. Lovely tenants/ adults with well kept apartments. Main Level suite \$1350.00 all inclusive with utilities and 2nd level suite \$1400.00 all inclusive with utilities. Tenants on month to month tenancies and co-operative with showings with a 48 hours lead request for a scheduled appointment that works for them. Low maintenance yard, beautiful corner lot. Rarely available to own such a gem with verandah. Smith Falls historical community with affordable investments before this great community becomes outpriced like so many other small towns. Offers viewed at 7:00 pm the 29th of April, send offer to the Listing Agent. Preemptive offers can be viewed at the choice of the Seller. Listing Agent attends the showing with 2 people and 25 minutes viewing times. Thank you.**

Property Information

Use:	Year Built:	Unknown	#Stories:	3	#Gar:	0
Fire Retrofit:	Fire Protection:		# FP:		#Cover:	0
Parking Desc:	Heat Fuel:	Natural Gas	Water Supply:	Municipal	Total Park:	2
Heat Desc:			Sewer:	Sewer Connected		
A/C Desc:						
#Hyd Meters:						
Tenant Pays:						
Exterior Finish:			Construction:	Other (See Remarks)		
Foundation:			Roof:	Asphalt Shingle		
Basement Desc:			Basement Dev:	Unfinished		
Floor Covering:	Feat/Equip Incl:					
#Dishwashers:	#Stoves:	2	#Fridge:	2	#Wash/Dry:	2
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:	1	2 Bed Units/Mth:	\$1,350	#Office Units:		Other Inc:	
#3 Bedrm Units:	1	3 Bed Units/Mth:	\$1,400	#Total Units:	2	Total \$/Mo:	2,750
#Townhouses:	0	Twnhs Prc/Mth:				Rnt Roll Avl:	No

Annual Operating Expenses

Management:	\$0	Supply:	\$0	Ann Rent Inc:	\$33,000	Vac Loss:	\$0
Prop Taxes:	\$7,800	Garbage:	\$0	Parking Inc:	\$0	TOE:	\$19,775
Insurance:	\$3,485	Security:	\$0	Laund/Oth Inc:	\$0	NOI:	
Water/Sewage:	\$1,745	Lawn/Snow:	\$0	Total Income:	\$33,000	ADS:	\$0
Heat:	\$2,999	Elevators:		GOI:	\$33,000	Cash Flow:	\$13,225
Hydro:	\$3,746	Maintenance:	\$0	Vacancy %:	0.00	Audit Stat:	
Other:	\$0	Tot Op Exp %:	59.92	Manage %:			

Other Information

Taxes/Yr:	\$7,800.00/2021	Assmt/Yr:		Survey/Yr:	
Lease:	Gross			#Vacant Units:	

Representative Information

Rep Remarks: **CONTACT AGENT via text 613-851-9099, name, tel. # company name, with a request 48 hours lead time for a showing , I make the appointments, not the office, and with Covid 19 "work sensibly with the co-operative Tenant # 40. No daily showings. Thank you . Tenanted, photo for 40 side available, not 42.. not being shown.**

CtoSO:	2.00%	First Refusal:	No	SRR:	Yes	MP:	No
Cont Aft Exp:	No	Lockbox:	None			SignOn:	Yes
Oth Lst Cond:	No	Cond Remarks:	Offers viewed APRIL 29 th AT 6:00 PM sent to Listing Agent. Listing Agent makes all appointments with a 48 hours request, shown by Tenant's schedules. Pre-emptive offers will be viewed at Seller's choice. 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.				

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**
Expiry Date: **2021-09-30**
Last Mod: **2021-04-21**

CREA DDF: **Yes**
IB: **No**

DOM: **2** CDOM: **2**
Cancel Date:

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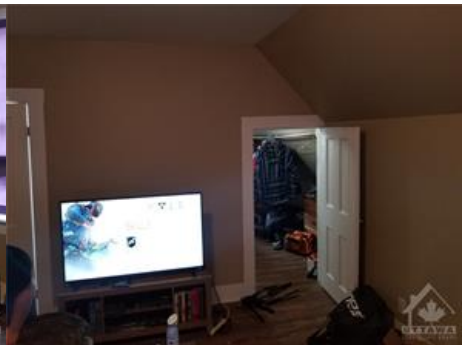
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Cross Property Photo Gallery

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