

# 10107 10109 Pleasant St, Sidney

\$1,149,000



Legal Non-Conforming, Side By Side Duplex. Each side offers 1,218 sq. ft. with 2 bdrms plus a small bedroom (den). Current rents total 4,500./mo (\$2,300. and \$2,200 plus utilities. 10107 can be given rent increase to \$2,277. and 10109 to \$2083.50 eff. Oct. 1/24. Torch on roof. Both sides totally renovated in 2016 (\$70,000 spent New window & blinds, laminate flooring, repainted, new kitchens from Harbour City, bathrooms, laundry, stainless steel appliances. Large kitchen with eating area. 1 pce bath on main and 4 piece up. Yard is fenced, new rear fence 2021. Each side has storage shed, re-roofed 2024 with fiberglass shingle. Located within walking distance of schools, bus, library and downtown Sidney. This property is perfect for the extended family who wish to live cohesively, but separate, or live in one side and have revenue (mortgage helper other side). Or consider two families purchasing, each having own side, splitting mortgage. Super location, within 1 block of seniors center, library, walking distance to all amenities, convenient to Sidney's harbour / waterfront, and beautiful walks along beach and Robert's Bay bird sanctuary. This is an ideal property. (id:56120)

## KEY INFORMATION

MLS® 966789

Residential Attached

Sidney North East

2 Bedrooms

0 Bathrooms

2,436 SF

6,100 SF Lot

## FEATURES

Year Built: 1975

Listed By: RE/MAX Camosun

