



565 EASTVALE DRIVE | BEACON HILL NORTH



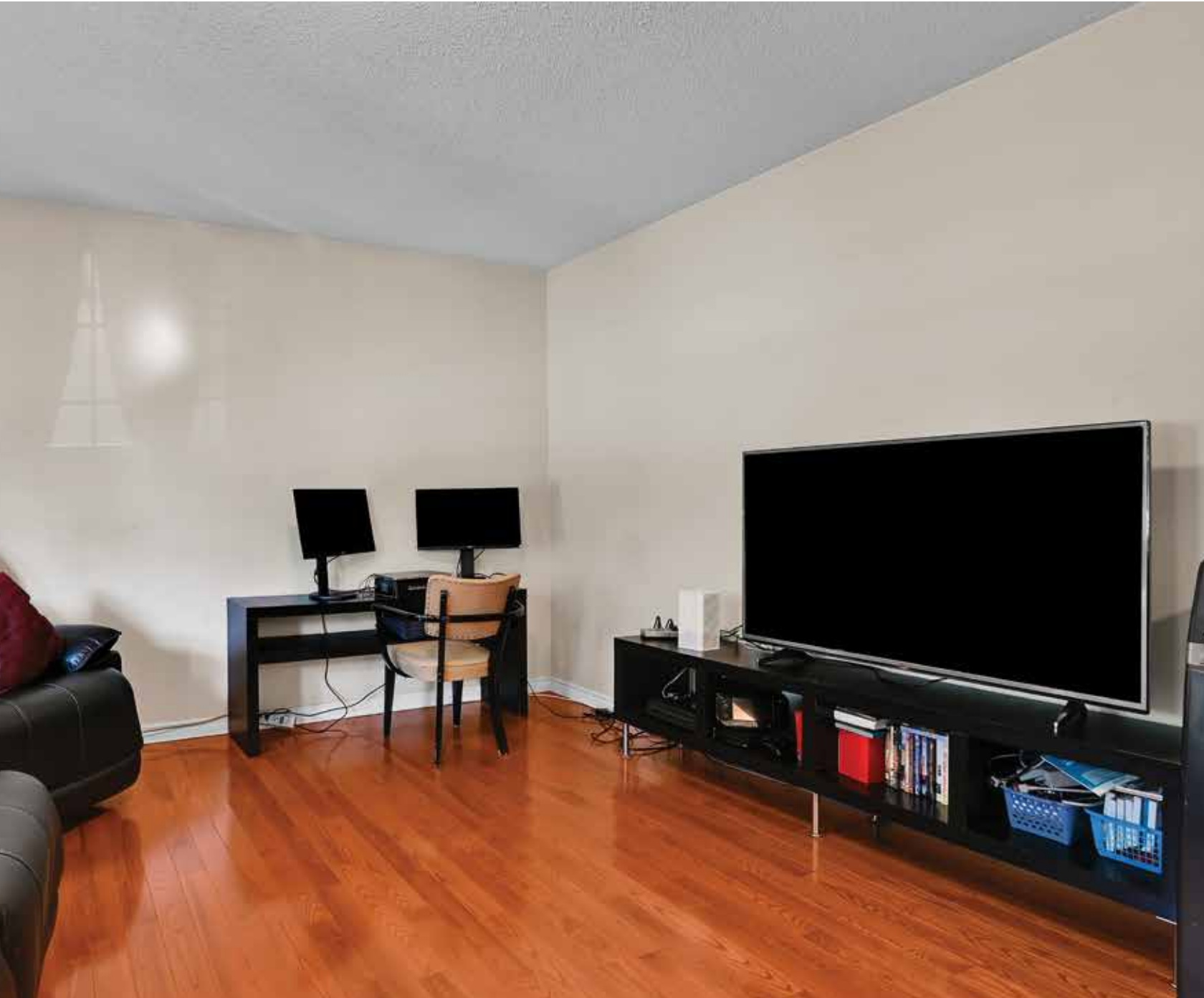


Welcome to
565 EASTVALE DRIVE



LIVING ROOM





KITCHEN







BEDROOMS







BATHROOM

LOWER LEVEL KITCHEN





LOWER LEVEL LIVING ROOM





LOWER LEVEL BEDROOM





I love you more
today, but not as much as tomorrow





LOWER LEVEL BATHROOM



BACKYARD





FLOOR PLANS



DETAILS

| | |
|--------------------|---|
| Legal Description: | LT 453, PL 824; S/T GL82271, GL82272, GL82277 GLOUCESTER S/T GL66126, GL65226, GL65227 |
| Year Built: | 1968 / Approx |
| Property Taxes: | \$5,255.00/2023 |
| Lot Size: | 55 ' x 100 ' |
| Parking: | Driveway Parking for 3 vehicles |
| Heating: | Forced Air / Natural Gas |
| Cooling: | Central Air Conditioning |
| Inclusions: | 2 x Fridges, 2x Stoves, 2x Dishwashers, 2 x Dryers, 2 x Hood Fans, 2 x Washers |

DETAILS

- Recently Renovated with Full Permits
- Quality Finishes with Wide Plank Laminated Flooring & Hardwood on the main level
- Thermopane windows installed
- Full Ceramic Tile in Kitchens & Bathrooms
- LED Recessed Lightings on lower level
- Recently installed furnace and air conditioning system

Room Dimensions & Descriptions: (All dimensions are feet.inches x feet.inches)

Main Level - \$1635 /month- all inclusive – Occupancy November 1, 2023

| | | |
|--------------------|----------------|---|
| Foyer | 13'1" x 3'6" | Ceramic Tile Flooring, double clothes closet |
| Kitchen | 9'1" x 15'8" | Ceramic Tile Flooring, Fridge, Stove, Dishwasher, Hood Fan (Stainless steel) |
| Laundry | | Stacked in closet space |
| Living/Dining Room | 12'8" x 15'1" | Hardwood Flooring, Double Clothes Closets, Overhead Light |
| 4 Piece Bathroom | 7'2" x 8'10" | Ceramic Tile Flooring, TUB/Shower, Ceramic Bath Enclosure, vanity & wall mirror |
| Bedroom | 11'8" x 8'10" | Hardwood Flooring, Double Clothes Closet, Overhead Light |
| Bedroom | 11'8" x 12'2" | Hardwood Flooring, Double Clothes Closet, Overhead Light |
| Primary Bedroom | 15'3" x 10'10" | Hardwood Flooring, Double Clothes Closet, Overhead Light |

LOWER LEVEL - 1635/month- all inclusive – Leased until June 30,2024

| | | |
|--------------------------|-----------------|---|
| Entry | | Ceramic Tile flooring, |
| Stairs | | Carpeted |
| Kitchen | 15'7" x 11'6" | Ceramic Tile Flooring, Double Sinks, Ceramic Tile Back Splash, Island with Eat in Bar, Fridge (with ice & water dispenser), Stove, Hood Fan, Dishwasher |
| Living Room | 12'2" x 11'9" | Vinyl Plank Flooring, Overhead Light, Overhead Light |
| Laundry Room | 7' x 8'2" | Ceramic Tile Floor, Side by Side Washer & Dryer, additional storage |
| 3 Piece Bathroom | 4'10" x 9'11" | Walking Double Shower, Ceramic Tile Floor, Vanity Wall Mirror, Overhead Light |
| Bedroom | 10'10" x 10'10" | Vinyl Plank Flooring, Double Clothes Closet, Overhead Light |
| Primary Bedroom | 14'8" x 11'4" | Vinyl Plank Flooring, Double Clothes Closet, Overhead Light |
| Storage/ Utility Room | 14'11" x 11'10" | Concrete Floor |

FINANCIAL OVERVIEW

Income

Main Level: \$1,635/MTH

Lower Level: \$1,650/MTH

Gross Annual Income: \$39,420

Annual Expenses

Water/Sewer: \$2,400

Hydro: \$1,800

Insurance: \$1,800

Gas: \$1,428

Property Tax: \$5,255

Lawn and Snow: \$1,200

Total Annual Expenses: \$13,883

Net Operating Income NOI: \$25,537

Notes:





BUY

UNIQUE
HOMES

SELL

Sales Representative
nancybenson
613.747.4747

nancy@nancybenson.com

direct: 613.747.4747 | office: 613.788.2556



RE/MAX

HALLMARK REALTY GROUP

Brokerage, Independently Owned and Operated

RAISING THE BAR

610 Bronson Avenue , Ottawa, ON | K1S 4E6

All the preceding information is believed to be accurate but not warranted.
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