

\$449,900 - 73 GIBSON Street

Listing ID: 40366381

\$449,900

2 Bedrooms, 2 Bathrooms, 0.18 acres

Single Family

73 GIBSON Street, Parry Sound, Ontario,
P2A1X2

LOCATION! Walking distance to amenities in the heart of Parry Sound! Convert this duplex easily back to a 3 bedroom home.

Room to expand and build a garage with living above. Large lot and paved parking for 6. Well maintained home or investment. Main level boasts high ceilings with living room, bedroom with generous closet, kitchen (fridge & stove), laundry, 4-piece bathroom and plenty of storage. Covered patio. 2nd level currently an apartment (can be converted back to 3 bedrooms) has living room with closet, roomy bedroom with closet, eat-in kitchen and 4-piece bathroom with laundry. Bonus space is the enclosed porch. Updates include shingles (2019), natural gas furnace (2021), central air conditioning and some flooring. Separate hydro and water/sewer meters, one natural gas meter for heat and A/C. Actuals: Property taxes \$3,195.72 (2022), natural gas \$1,381.42 (2022), hydro – sep. meters \$1,949.40 (2022), water & sewer – sep. meters \$3,448.62 (2022). Let's discuss the options! (id:13139)

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