

# \$399,000 - 41 Cottage Street, Windsor

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MLS® #202420742

**\$399,000**

5 Bedroom, 3.00 Bathroom, 2,636 sqft

Residential on 0.11 Acres

V1, Windsor, NS

Discover this charming, recently renovated character home in the heart of Windsor. This delightful 2-unit property boasts a total of 4 bedrooms and 2 full bathrooms, making it an excellent opportunity for homeowners seeking to offset their mortgage with rental income. Recent enhancements include an insulated foundation and a conversion to an efficient electric heating system featuring two ductless heat pumps. Enjoy the benefits of newer Kohler windows and doors, as well as stylish, modern lighting throughout. Each unit is equipped with its own laundry facilities, ensuring convenience and privacy. The exterior showcases a fresh, maintenance-free vinyl siding that enhances the home's curb appeal. The rear unit offers an adorable 1-bedroom, 2-level apartment, perfect for tenants or guests. A gravel driveway leads to a mostly private backyard with additional parking spaces, providing ample room for relaxation or gatherings. Whether you choose to live in one unit while renting out the other or add this gem to your investment portfolio, this property is a fantastic opportunity. Previously fully occupied by the sellers, this home is ready for its next chapter. Please note, the realtor is related to the sellers.



## Essential Information

MLS® # 202420742

Price \$399,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,636
Acres	0.11
Type	Residential
Sub-Type	Duplex
Style	Other
Status	Closed
Date Sold	January 3rd, 2025

### Community Information

Address	41 Cottage Street
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Windsor
County	Hants
Province	NS
Postal Code	B0N 2T0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

### Interior

Interior Features	High Speed Internet
Heating	Baseboard, Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	Under 0.5 Acres, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other, Stone

### School Information

Elementary	Valley Elementary School
Middle	West Hants Middle School
High	Avon View High School

### **Additional Information**

Zoning	R4
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### **Listing Details**

Listing Office	Sutton Group Professional Realty
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