

# **\$549,000 - 2289 LOOP Road**

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## **Listing ID: 40610069**

**\$549,000**

6 Bedrooms, 4 Bathrooms, 0.31 acres

Multi-family

2289 LOOP Road, Wilberforce, Ontario,  
K0L3C0

What an incredible opportunity to own a legal fourplex in an amazing cottage country village by the lake! This property is perfect for investors or those looking to live in a vibrant community while generating rental income. The fourplex features Unit 1 on the main floor, offering 1 bedroom and 1 bathroom. Unit 2, also on the main floor, includes 1 bedroom, 1 bathroom, and a huge walk-in closet providing ample storage space. Unit 3, located on the second floor, boasts a comfortable layout with 2 bedrooms and 1 bathroom. Unit 4, recently renovated, features 2 bedrooms, 1 bathroom, and a walkout to the upper deck overlooking the expansive backyard. The newly renovated unit is turnkey and ready to move in, complete with new appliances, a brand new chef's kitchen, and an outdoor deck/balcony that offers gorgeous views of the 68' x 200' large lot. With low taxes at approximately \$2500 per year and a premium location with easy walking access to all local amenities, including shops, restaurants, and the lake, this property is a rare find. The expansive fenced backyard is perfect for outdoor activities and gatherings, and each unit has its own dedicated parking space. Additionally, the unfinished basement, accessible from Unit 1, offers

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endless possibilities for additional living space. Currently, units 1-3 are rented, providing immediate rental income. Whether you choose to live in the newly renovated unit and enjoy the large backyard and beautiful views or add this property to your investment portfolio, this fourplex offers a fantastic opportunity to invest in your future. Don't miss out on this gem in a prime location! (id:50245)

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Listing Office:RE/MAX Professionals North, Brokerage, Haliburton (83 Maple Ave)