



Welcome to  
**2 FOSTER AVENUE**



**PRICED TO SELL**

**\$129,900 (GREAT DUPLEX)**

**Lot Size:** 44ft x 66ft

**Style:** Duplex

**Taxes:** \$2,202



**LEE HITCHINS, Sales Representative**

**Phone:** 613-283-6666

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**ROYAL LEPAGE PAULINE AUNGER  
REAL ESTATE BROKERAGE**

**YOUR SMITHS FALLS TO OTTAWA REAL ESTATE CONNECTION**

Information is deemed to be correct but not guaranteed.

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#### Details

**Address:** 2 FOSTER AVENUE **Type:** Multifamily **Style:** Duplex **Bedrooms:** 2 "2 -2 BEDROOM APARTMENTS" **Bathrooms:** 1 **Garage:** Single, Attached **Basement:** Yes, Full **Lot Type:** Rectangular **Lot Size:** 44ft x 66ft **Taxes:** \$2,202

#### Description

SOLID 2 PLUS 2 BEDROOM DUPLEX WITH MANY UPGRADES - CALL LISTING AGENT FOR A FULL COPY OF THE UPGRADES & SURVEY, WATER TANKS ARE OWNED. RENTS ARE \$ 560.00 PLUS HEAT & HYDRO FOR APR. 2 ( LOWER ) , & \$ 525.00 PLUS HYDRO ( ELECTRIC BASEBOARD HEATING IN UPPER UNIT) APT. 2 1/2 - NEW FORCED AIR NATURAL GAS FURNACE THIS YEAR, NEW ROOF & SIDING ON GARAGE. UPGRADED ELECTRICAL, UPGRADED BATHROOM IN APT. 2 LOWER - PASSED FIRECODE IN 2008 - THERE HAS BEEN NO RENTAL INCREASE FOR 2009 .48 HOURS IRREVOCABLE, 72 HOURS ON THE WEEK-END

#### Highlights

- INCLUSIONS: 1 GAS HOT WATER TANK, 1 ELECTRIC HOT WATER TANK, FRIDGE & STOVE IN UPPER UNIT
- ESTIMATED COSTS: INSURANCE - \$ 600.00 TAXES - \$ 2,202.00 WATER/SEWER - \$ 600.00 INCOME: \$ 13,020.00
- EXCLUSIONS: FRIDGE & STOVE IN LOWER UNIT, WOOD STOVE IN GARAGE
- APARTMENT 2 LOWER HAS THE USE OF THE GARAGE

#### Features

##### Interior Features

- Carpeted Floors
- Ceiling Fan

##### Exterior Finish

- Stone

##### Roof

- Asphalt Shingles
- Metal

##### Appliances

- Refrigerator
- Stove
- Washer/Dryer Hookup

##### Heating

- Electric Baseboard
- Forced Air
- Natural Gas

##### Sewer/Water Systems

- Public

##### Lot Features

- Corner Lot
- Front Porch
- Landscaped
- Trees / Shrubs

##### Extra Features

- Cable Available
- High Speed Internet Available
- Unfurnished

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2 Foster Corner View



2 Foster Front View



2 Foster Rear View