

# *1 Placid Ct*

*\$139,900.00 CAD*



## **Directions**

*North on Brunswick St Ext, right onto Herrington Ave*

Priced below assessment! This duplex is located in Yarmouth North area, close to all amenities and in Meadowfields School district. Oak kitchen, dining room has patio doors that access a nice back deck, attached garage. Live in one unit and rent the second or a single family home with finished basement. Lots of living space.

Schedule `A` to accompany all offers. Property being sold 'as is, where is'.

## **List Agent: Nancy Earle**

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## **Layout**

*Unit 1 - Up*

*Livingrm 16.11x14.4*

*Kitchen 10x14.2*

*Dining Rm 14.5x11.2*

*Mst Bedrm 13.4x14.4*

*Ensuite 8x6*

*Bedrm 11x9.4*

*Bedrm 9.8x7.8*

*Bath 4pc 8x8*

*Laundry 8.4x3*

*Back Entry 3.5x3.7*

*Unit 2 - Down*

*Livingrm 21.4x14.9*

*Kitchen 14.6x9.6*

*Dining Rm 19.2x10.9*

*Bedrm 12.7x10.4*

*Office/Bedrm 10.4x9.6*

*4pc Bath/Laundry 10.8x9.6*

## **Details**

**Assessment:**

**Age:** 20 +/-

**Building Size:** 50x26

**Lot Size:** 7412 Sq Ft

**Style/Construction:** Bungalow

**Bedrooms:** 4

**Bathrooms:** 2.5

**Exterior:** Vinyl/Brick

**Floors:** Ceramic/Wood/Laminate/Cush

**Heating:** Electric

**Hot Water Tank:** 2 - Electric

**Water:** Town

**Sewer:** Town

**Interior Walls:** Gyproc

**Insulation:** FG

**Wiring:**

**Fire Place:** No

**Garage:** Attached

**Driveway:** Paved/Gravel

**Colour:** Yellow

**Zoning:** Residential

**Basement:** Full, Finished

**Schools:** Meadowfields Community

*School, Yarmouth Consolidated Memorial*

*High, Yarmouth Junior High*

