

## 62 CROZIER ST, GRAND VALLEY, ON L0N 1G0, CANADA

<https://gtarealestates.com>

Perfect for the investor or for a family looking for a mortgage helper. This two-storey home has two units, each with its own separate entrance. Live in one and rent the other, or rent out both for a positive cash flow. Both units have two bedrooms, one bathroom, private decks, and two parking spaces. The...

**\$819,900**

- 4 beds
- 2 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr

**RoomType1:** Bathroom

**RoomDimensions1:** Measurements not available

**RoomLevel2:** Second level

**RoomType3:** Kitchen

**RoomLength3:** 4.06

**RoomDimensions3:** 4.06 m X 2.44 m

**RoomLevel4:** Second level

**RoomWidth4:** 4.14

**RoomType5:** Bedroom

**RoomLength5:** 4.47

**RoomDimensions5:** 4.47 m X 3.07 m

**RoomLevel6:** Second level

**RoomWidth6:** 3.07

**RoomType7:** Kitchen

**RoomLength7:** 4.06

**RoomDimensions7:** 4.06 m X 2.44 m

**RoomLevel8:** Main level

**RoomWidth8:** 4.14

**RoomType9:** Bedroom

**RoomLength9:** 4.47

**RoomDimensions9:** 4.47 m X 3.07 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.07

**RoomType11:** Bathroom

**RoomDimensions11:** Measurements not available

**RoomLevel12:** Main level

**RoomLevel1:** Second level

**RoomType2:** Laundry room

**RoomDimensions2:** Measurements not available

**RoomLevel3:** Second level

**RoomWidth3:** 2.44

**RoomType4:** Family room

**RoomLength4:** 4.5

**RoomDimensions4:** 4.5 m X 4.14 m

**RoomLevel5:** Second level

**RoomWidth5:** 3.07

**RoomType6:** Bedroom 2

**RoomLength6:** 3.38

**RoomDimensions6:** 3.38 m X 3.07 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.44

**RoomType8:** Living room

**RoomLength8:** 4.5

**RoomDimensions8:** 4.5 m X 4.14 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.07

**RoomType10:** Bedroom 2

**RoomLength10:** 3.38

**RoomDimensions10:** 3.38 m X 3.07 m

**RoomLevel11:** Main level

**RoomType12:** Laundry room

**RoomDimensions12:** Measurements not available



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## Location Details

**City:** East Luther Grand Valley (Grand Valley)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Grand Valley

**Stories:** 2

**Levels:** 2

**FrontageLength:** 49 ft ,6 in

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## Property Features

**Flooring:** Vinyl,Hardwood

**HeatingFuel:** Electric

**Cooling:** None

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 2

**ViewYN:** True

**WaterfrontYN:** False

**Heating:** Baseboard heaters

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** False

**CarpportYN:** False

**PoolYN:** False

**View:** Valley view

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** ROYAL LEPAGE REALTY PLUS OAKVILLE

**Office ID:** 274384

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**Sewer:** Sanitary sewer

**Heating:** Baseboard heaters



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 2

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** None

