



MLS®#: [24015009](#) List Price: **\$249,900.00**
 Status: **Active** Property Type: **Residential**
 Major Area: **Windsor-Essex** District: **00**
 Trans. Type: **Sale** Sub-District: **01**
 Legal Description: **PT LT K IN PARK LOT 'C' PLAN 43 SANDWICH AS IN R1336988; WINDSOR**
 Address: **[3252 BABY STREET](#)**
 City/Town/Munic: **Windsor, Ontario N9C 1K8**
 Side of Road: **North**
 Nearest Cross St: **PETER ST**
 Nearest Town:
 Area/Property Known As:
 Property Size: **30.47 x 100.38**
 Acreage:
 Zoning: **DUPLEX** Approx Sq Ft:
 Start Date: **28-Jun-2024** Sq Ft Source:
 Year Built: **/Unknown** Occupancy: **Vacant**
 Expiry Date:
 Aprx. Taxes/Yr: **\$1544.93/2024**

Type of Dwelling: **2 Storey, Duplex Detached**
 Possession: **IMMED-30 DAYS**

Directions: **Huron Church to West onto College, Right onto Felix to Mill, Left onto Baby**

Interior Features

Basement: **Full** Basement Development: **Unfinished**
 Heating/Cooling: **Forced Air, Furnace** Heating Fuel: **Natural Gas**
 Flooring: **Ceramic or Porcelain, Laminate, Other, See Remarks**
 Fireplace Type: Fireplace Fuel: #:
 HWT - Type: **Gas**
 Rental Equipment: **Hot Water Tank (Owned)**
 # of Bedrooms: **4 + 2** Total Bathrooms: **2.0** #R-In Bathrooms: Ensuite:
 Appliances Included: **2 Fridges, 2 Stoves, Cooktop, Dryer, Washer**
 Indoor Features: **2nd Kitchen, Other, See Remarks**

Rooms

Lvl	Room	Room Size	Lvl	Room	Room Size	Lvl	Room	Room Size
M	Foyer		M	Living Room		M	Dining Room	
M	Bedroom		M	3 Pc. Bathroom		M	Bedroom	
M	Kitchen		2	Bedroom		2	Bedroom	
2	3 Pc. Bathroom		2	Kitchen		2	Living Room	
L	Utility		L	Laundry				

Exterior Features

Type of Dwelling: **2 Storey, Duplex** Parking Type (Garage): **None**
 Attachment Style: **Detached**
 Driveway: **No Drive**
 Exterior Finish: **Aluminum/Vinyl**
 Roof Material: **Asphalt Shingle** Foundation: **Block**
 Site Influences: **Landscaped, Other, See Remarks, Playground Nearby, Shopping Nearby, Sundeck**
 Outdoor Features: **Other, See Remarks**
 Utility Water/Avail: **Municipal Water/Connected** Utility Sewer/Avail: **Sanitary/Connected**

Inclusions/Exclusions

Inclusions: **2 Fridges, 2 stoves, washer & dryer**

Miscellaneous

Rental Income: **Potential** Garbage Pickup Provided: UFFI: Accessibility:

REALTOR® Information

Data Modification: **Yes** Calling Expired Permit: **No** Title to Land: **Freehold**
 Date Offer Presentation: Pre Emptive Offers: Commission Clawback: Seller Reserves Right:Y
 Seller/s: **DEDY DEWANTO TJHIE**
ELINA INDRAJANI DARMAWAN

List Branch: **525 [LC PLATINUM REALTY INC. - 525](#)** L/BR Phone: **(519) 972-3888**
 List Salesperson: **[ALFONSO TESHUBA, B. COMM.\(HONS\), B. ED](#)** L/SP Phone: **(519) 259-9322**
 Showings: **Lockbox** CB Share: **2**

REALTOR® Remarks

ATTENTION INVESTORS: Excellent corner lot LEGAL DUPLEX, near University of Windsor, (with two 2 bedroom Units, with more area to possibly expand living spaces). This legal Duplex is currently VACANT and ready for your upgrades and new tenancies, to make highly profitable return on your investment, in these highly desired rental neighbourhoods. Offer Presentation is Monday July 8th at 6pm. Seller reserves the right to accept/reject or counter any Offer at anytime (including strong Pre-Emptive Offers). Pre-Approved Automatic Showings through Touchbase. A Must to See!