

21 Hope Street North – Port Hope, ON L1A 2N4

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Centrally Located, this Stunning All Brick Legal Duplex Built Brand New in 2022 is Positioned Perfectly to Enjoy Everything Port Hope
- ✓ Open Concept Main Floor Living-Dining-Kitchen Space
- ✓ Stone Counters, Oversized Ceilings, Custom Backsplash, Large Sit-Up Peninsula, Hardwood Floors
- ✓ Brilliantly Designed Primary Suite with Huge Walk-in Closet and Elegant Custom 3-Piece Ensuite
- ✓ 9' Ceilings in Lower-Level Grand Recreation/Family/Games Room
- ✓ Self Contained Lower Level One-Bedroom Accessory Apartment/In Law Suite w/ Stone Counters, Separate Laundry and Well Laid out 4-Piece Bath and Living Spaces
- ✓ Lower Level Generates over \$3000 a Month on Average from Short Term Rentals
- ✓ LVP Flooring and Spray Foam Under Concrete Slab
- ✓ Second Unit has Own Heat and A/C
- ✓ Detached 20 x 30 Garage
- ✓ Rarely Found Private Lot Approx 50 x 200 Deep – Create a Lifetime of Memories in this Small Oasis
- ✓ All Appliances Brand New 2022
- ✓ Furnace and A/C 2022
- ✓ Shingles Newly Installed 2022
- ✓ Multi-Generational Living, Secondary Income, Investment Property, Short- or Long-Term Rental or Simply Combine and use as One Amazing Family Dwelling
- ✓ **Walking Distance to Trinity College School, World Famous - Olympus Burger & Atelier on John, Historic & Storied Downtown, Lake Ontario, Beaches, Ganaraska River, Parks, Schools, Trails, Fairgrounds & More!**
- ✓ Moments from Cobourg, Rice Lake, Ganaraska Trails, and so Much More
- ✓ Rare Opportunity Presents Itself with this Listing, Do Not Miss Out