

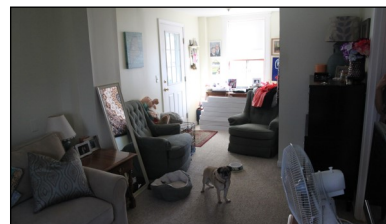
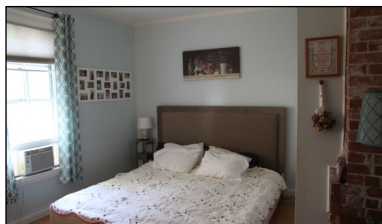
MLS #1328773



# 93 Woodford Street 2-Unit

## \$379,000

Back Cove 2-unit perfectly situated for walking Baxter Blvd and enjoying local restaurants. This property has had many updates while maintaining its historic charm. Upgrades include newer roof and high efficiency gas boiler. Off-street paved parking and back yard make this duplex feel like home.



### Property Details

**Year Built:** 1900  
**Lot Size:** .0115 Acre  
**Living Area:** 2,026 SF  
**Utilities:** Natural Gas  
**Parking:** 2-4 Spaces

### Rents

**Unit 1 (2 BR) - Owner Occupied**  
**Unit 2 (3 BR) - \$1,530 (Includes Heat & HW) (9/30/18)**

### Expenses /Year\*

**Taxes:** \$4,959  
**Insurance:** \$1,062  
**Water/Sewer:** \$864  
**Natural Gas :** \$1,939  
**Hot Water:** \$2,003  
**Electricity:** \$1,035 (Tenant Pays)  
**Snow Removal:** \$300

\*Estimated



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\*Disclaimer: Income and expense information was provided to the listing agency and is believed to be accurate. We have not verified it's accuracy. It is subject to change over time without notice. Buyers should perform their own due diligence.