

2 ½ Story Duplex

88-90 Shepherd St. East, Windsor, ON

Transportation:

- Close to downtown and the riverfront
- Easy access to restaurants, shopping, and businesses
- Close to the express way (EC Row)
- Bus route a block away
- 2 minutes to the Detroit-Windsor Tunnel and 10 minutes to the Ambassador Bridge for quick/easy access to Detroit, Michigan, USA for commuters or events

Details:

- 2 ½ story duplex
- 120 AMP service for both units
- Updated electrical and plumbing
- New windows
- New roof, fascia, gutters, soffit, and bargeboard
- New concrete driveway, sidewalks, and columns in the front
- New insulation throughout house (exterior and interior, including upper ½ story)
- New siding
- New brick pointing restoration in the front
- New epoxy stone adhesive on front porch
- Basement contains up to date fire sprinkler system for both units
- Both units are equipped with ADT alarm systems (owned)
- Hardwire ADT smoke detectors (owned)
- Upper ½ level unfinished, but is ready to be completed for extra living space
- 3 parking spots in rear of house, along with on street parking available
- Private entertaining deck and patio in the rear
- Owned gazebo included
- Private upper and lower balconies for tenant use in the front of the house
- Private lockable storage area in basement

Details - Upper Unit:

- spacious open concept, kitchen, dining and living room (9 foot ceilings)
- original oak wooden floors in dining and living room
- tile in kitchen, hallway, and bathroom
- original claw foot tub in bathroom
- 2 bedrooms
- 1 bathroom
- private upper balcony
- all appliances stay (fridge, stove, microwave, dishwasher)
- washer and dryer included
- laundry tub included
- private, lockable basement with laundry facilities and storage
- separate furnace and owned hot water tank (brand new)
- private front and rear entrance into the apartment

Details – Lower Unit:

- 9 foot ceilings
- original oak wooden floors in dining and living room
- tile in kitchen, hallway, and bathroom
- original claw foot tub in bathroom
- 2 bedrooms
- 1 bathroom
- private lower balcony
- all appliances stay (fridge, and stove)
- 2 washers and dryer included
- laundry tub included
- private, lockable basement with laundry facilities and storage
- separate furnace and owned hot water tank
- private front and rear entrance into the apartment

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90 Shepherd St E

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