



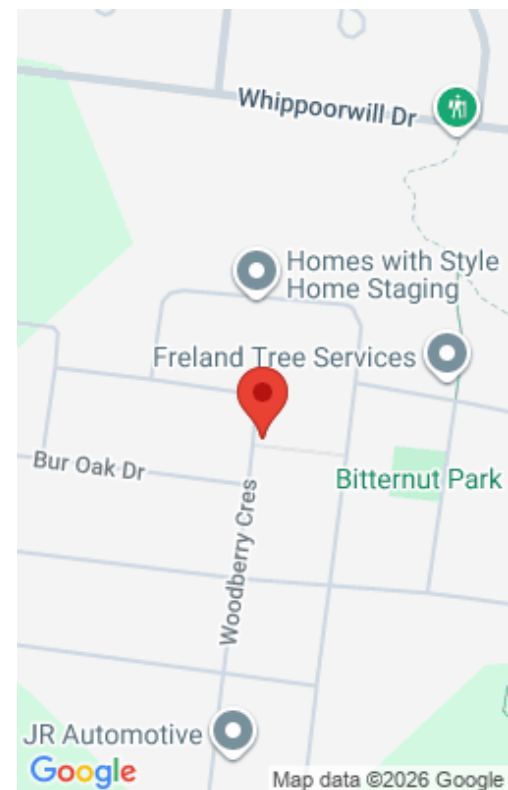
**\$1,049,900**

## **78 WOODBERRY CRES, ELMIRA, ON N3B 0C5, CANADA**

<https://krealtypros.com>

Built by respected Paradigm Homes, this legal duplex in Elmira's desirable Southwood Park offers an excellent opportunity for investors seeking strong cash flow and long term appreciation. Set your own rent for the upper unit - featuring a bright, modern layout with an eat in kitchen, island, ample cabinetry, and high-end appliances including a gas [...]

- 4 beds
- 4 baths
- Duplex Up/Down
- Residential Income
- Active
- 1821.54 sq ft



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## Building Details

**Number Of Units Total:** 2 **Building Area Total:** 2571.54 sq ft

**Stories Total:** 2

**Parking Features:** Attached Garage, Garage Door Opener

**Covered Spaces:** 2

**Construction Materials:** Brick, Vinyl Siding

**Garage Spaces:** 2

**Roof:** Asphalt Shing

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## Amenities & Features

**Water Source:** Municipal

**Patio & Porch Features:** Patio

**Appliances:** Water Softener, Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer

**Sewer:** Sewer (Municipal)

**Spa Features:** Hot Tub, Heated

**Exterior Features:** Canopy, Landscaped

**Window Features:** Window Coverings

**Cooling:** Central Air

**Attached Garage Yes/ No:** 1

**Interior Features:** Auto Garage Door Remote(s)

**Heating:** Forced Air, Natural Gas

**Frontage Type:** West

