

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

UPDATED BROOMHILL DUPLEX

2378 French Rd N



6 BEDROOMS, 3 BATHROOMS

Great revenue property or home with a mortgage helper. At approximately 2400 square feet this home was converted into a legal up-down duplex including separate hot water heaters, separate electrical meters, separate laundry and separate heat. Increased fire ratings and increased sound proofing was done between the suites. The upper/main suite features a huge south facing deck with views, perched up on the hill, and a large back yard to play in plus a bonus enclosed sun room off the kitchen. The upper suite has been updated with new floors, baseboards, a brand new kitchen featuring soft close doors and a quartz countertop, fresh paint. Nothing to do but move in



Priced at
\$495,900

Area	Broomhill
Bedrooms	6
Bathrooms	3
Lot Size	0.18
Floor Space	2608

Age	1976
Taxes	3510
Tax Year	2017
MLS#	387163
Parking	2 Spaces

JOSH PROWSE
Pemberton Holmes - Cloverdale

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