

# For Sale—88 Guigues - Byward Market



▶ **A legal duplex, this 140-year-old home was ingeniously designed to easily become a triplex or fourplex. Live in it yourself, rent all units or create an Airbnb business.**

▶ It is a mix of old world charm and modern amenities. It has been lovingly reconstructed using quality materials including reclaimed wood for beams, sills and other features.

▶ The owner's 2,000 square foot unit is mostly on the second and third floors. It has three full bathrooms. There are four bedrooms, one of which is a plumbed in-law suite which can be expanded to create a separate small ground floor unit. One of the bedrooms could be divided to create a fifth.

▶ The main floor, two bedroom/1 bathroom, 800 square foot apartment, completes the home.

▶ This artfully-designed home borders the historic Byward Market and is within a few blocks of Parliament, the U.S. Embassy, National Arts Centre, National Art Gallery, the Rideau Canal, miles of bike and walking paths and public transportation—including the new LRT - restaurants and amenities.

▶ The foundation is newly-parged limestone, circa 1916, with finished beams.

▶ Although you don't need a car, it includes outdoor parking for guests, a beautiful patio garden in the back and five decks and one full-width front porch.

## Main Level - owner's unit



► Dining Room with skylight

► The 18' x 20' Great Room (seen in full on the cover) consists of the kitchen and living room with its beautiful limestone fireplace and 6' x 10' deck which overlooks the gorgeous Basilica and Parliament Hill.



► Created by a great cook, the kitchen is totally stainless and features top quality Miele and Amana appliances, an appliance garage and glass blocks to let in even more light.

► Brick accents and solid wood floors, doors and beams add warmth to the home.

**Other rooms on the main floor of the owner's unit are:**

10' x 20' Bedroom

10' x 12' Study

Bathroom with large shower and laundry



## Second Level - owner's unit



► The 12' x 16' master bedroom features built-in queen bed, hardwood floors, wood beams, walk-in and full length closets, storage and an 8' x 10' deck with unobstructed views of Parliament and the Peace Tower.



► The 10' x 12' six-fixture master bathroom features high ceilings with heritage wood beams, heated floor, plenty of cabinetry, a large Jacuzzi tub, large shower and lots of light from skylights.



► The 10' x 12' loft bedroom can be used as a study. A skylight and large window provide plenty of light. Features a built-in bed and good closet/storage space.



## Owner's unit



▶ Bedroom # 3 is 20' x 10'.



▶ The 10' x 12' Study is adjacent to bedroom #2 and leads to a second 6' x 10' balcony and the upper loft bedroom/study.

▶ Enjoy views of Parliament and the Basilica from some of the five decks and full length front porch.



## Beautiful Perennial Gardens



Neighbours love to stop to enjoy the beautiful perennial gardens lovingly created to celebrate nature's beauty. Enjoy the calm oasis in the beautifully-landscaped back patio or watch the world go by on the large front porch.



# Great Neighbourhood



Just two blocks from home, you'll find an abundance of farmer's stands, food stores, restaurants and other amenities. It's just like living in a small village within the national capital.

## Details

**Street-level floor** (Rental apartment, Furnace & storage, nanny suite for owner's unit)

### Rental Apartment (800 square feet)

Living room	14'x14'
Kitchen	12' x 6'
Master Bedroom	14' x 9'
Bedroom 2	10' x 9'
Bath	6' x 6'
Deck	12' x 6'

### Nanny Suite 16' x 10'

Includes three piece bathroom & separate entrance

Deck	10' x 8'
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### Furnace/Storage Room

Includes three separate, locked storage areas, carpeted laundry room and furnace area

**Second floor** (Main level of owner's 2,000 square foot suite)

Great room	20' x 18' (living room & kitchen)
Dining room	14' x 13'
Bedroom	20' x 10'
Study	12' x 10'
Bathroom	10' x 6' (incl washer & dryer)
Decks (2)	Each 10' x 6"

**Third Floor** (Top floor of owner's suite)

Master bedroom	16' x 12'
Master bath	12' x 10'
Loft bedroom	12' x 10'

Includes walk-in closet, other closets & storage

Deck	10' x 8'
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## Features

This home has been completely and lovingly restored to create an oasis at the edge of the historic Byward Market. It features:

- Reclaimed wood beams & sills
- New oak hardwood throughout
- Neo-gothic windows
- Six skylights
- Quality Miele and Amana kitchen appliances
- Stainless steel countertops
- Gas fireplaces in owner's unit and rental apartment
- Extensively landscaped—\$50,000
- Furnace (natural gas), roof and windows—1999
- Hydro & gas separately metered
- Extensive decking—\$50,000
- Enhanced wrought iron security
- Large clean and dry basement storage area with three separate lockers
- Basement also includes carpeted laundry room for tenant's use
- Great views of Parliament from the owner's unit
- Designed by a top architect and reconstructed by a quality builder
- Zoned R4S. Note, the identical home next door is a legal fourplex, establishing a precedent for four units. 88 Guigues was designed to easily become a fourplex with plumbing is in place.
- Lot size 33.55" x 104.25" deep (322 square metres)
- Recent construction is by G. M. French Ltd., architecture by Leaning & Associates

# Financials

Asking price: **\$1,200,000**

## **RENT ALL UNITS OPTION** Easily convert building to four units and rent them all

Owner's suite (1) @ \$1,900 plus utilities	\$22,800
Owner's suite (2) @ \$1,800 plus utilities	\$21,600
Nanny suite @ \$900	\$10,800
Cable/WiFi expense charged to tenants	\$ 720
Apartment @ \$1,600	\$19,200
Gross income	<u>\$75,120</u>
Net expenses	\$13,940
<b>Net Operating Income</b>	<b>\$61,180</b>
Asking Price	\$1,200,000

CAP Rate: 5.1 Building is in excellent shape

### **EXPENSES**

Water @ \$70/month	\$ 840
Tax	\$ 9,600
Insurance	\$ 2,880
Snow removal	\$ 620
<u>Total expenses</u>	<u>\$ 13,940</u>

## **OWNER LIVE-IN OPTION** Owner lives in the main unit and rents the apartment and nanny suite

Owner's suite @ \$3,700	\$44,400
Nanny suite @ \$750	\$ 9,000
Apartment @ \$1,600 includes utilities	\$19,200
Gross income	\$72,600
Net expenses	\$16,640
<b>Net Operating Income</b>	<b>\$55,960</b>
Asking Price	\$1,200,000

CAP Rate: 4.7

\*\* Owner's unit is currently owner-occupied. Income figure estimated as per current market trend. Apartment is currently rented on a month-to-month lease. Owner would prefer to rent this unit long-term for himself.

Building is in excellent shape.

### **EXPENSES**

Hydro @ \$310/month	\$ 3,720
Gas @ \$185/month	\$ 2,220
Water @ \$70/month	\$ 840
Cable/Wifi @60/month	\$ 720
Tax	\$ 9,600
Insurance	\$ 2,880
Snow removal	\$ 620
Total expenses	\$ 20,600
Minus utilities pd from	\$ 3,960
Owner's unit tenant	
Net Expenses	\$16,640

Information provided by owner but not warranted.



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