

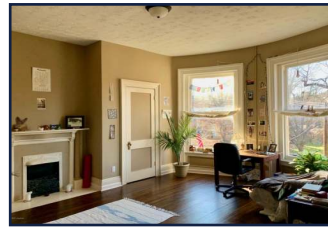


Old Louisville

1345 S 3RD STREET
OFFERED AT \$750,000

ATTENTION INVESTORS

- Circa 1880 Victorian in the heart of Old Louisville offers 5235 Sq. Ft. of living space graciously divided into 6 fully renovated apartments.
- All units have recently been renovated with new electrical, kitchens and baths. You will find maple kitchen cabinetry, granite countertops, fully equipped kitchens with new appliances including dishwashers, refrigerators, gas cooktops and ovens.
- The bathrooms have all been renovated too and shine with tile flooring and tub and shower surrounds in white subway tile with accents.
- Beautiful Oak & Pine wood flooring throughout most of the units along with some exposed brick accent walls.
- Recent updates - fully renovated front porch with concrete stoop, stairs and sidewalk; box gutters repaired, soffits repaired and painted and rebuilt fire escape.
- The oversized entry foyer houses a stacking coin operated washer and dryer for the convenience to tenants adding additional revenue to the building.
- There is a full basement for additional storage along with off Street parking for 4 cars off the rear alley.
- The layout offers 2 units on the 1st floor, 3 units on the 2nd floor and a beautiful light filled unit on the 3rd floor with open floor plan and great new bath with double vanity.
- The original sweeping staircase is in tact along with a gorgeous natural fireplace mantel in the foyer.



MICHAEL MAWOOD
Old Louisville's Resident Realtor
(502) 445-6914
KyHouseGuy@aol.com

RE/MAX 100