

# 44 Young Street, St Jacobs

Three Unit Building | For Sale: \$1,550,000



A unique opportunity awaits for a multi-generational family or investor in the heart of St. Jacobs. This legal duplex includes an additional in-law suite, together offering an impressive 4,286 square feet of meticulously finished living space.

To top off this incredible property, a detached three-car garage provides space for outdoor equipment, extra storage, or an added income stream. Each unit enjoys surface parking, with a minimum of two parking spaces for each. A concrete driveway and patio add to the appeal of this property. Situated a leisurely stroll from King Street's numerous shops, restaurants, & schools, this offering seamlessly blends small-town charm with all the convenience of the big city, all within a 10-minute drive.



Presented by  
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# Unit 1

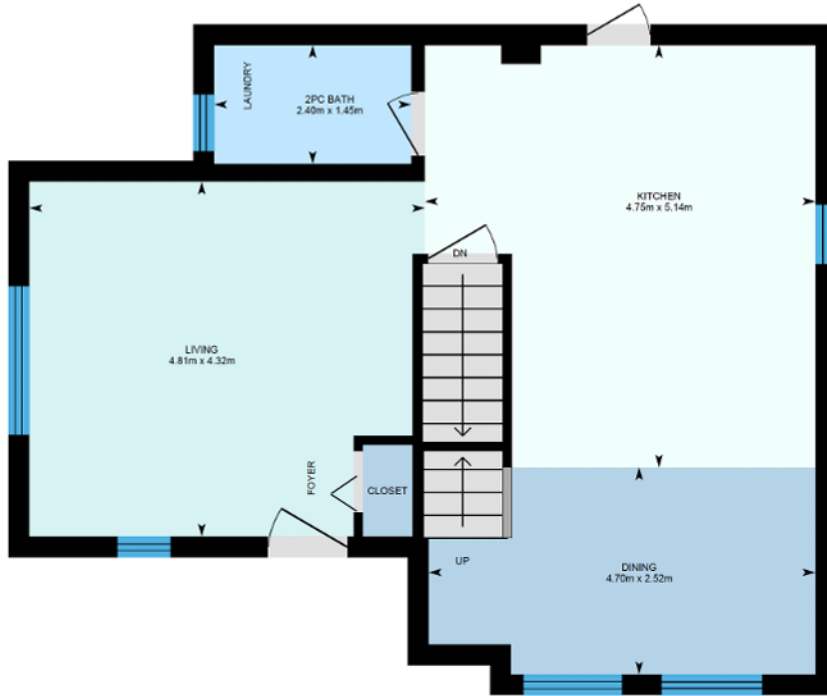
## 3 Bedrooms, 1.5 Bathrooms | 1,471sqft

Currently leased for \$2,300 + Utilities, this unit comprises 3 bedrooms and 1.5 bathrooms. Meticulously renovated, it features separate hydro, water, and gas utilities. The inviting covered front porch overlooks Young Street, providing an ideal spot for morning coffee. The basement, although unfinished, offers ample dry storage.

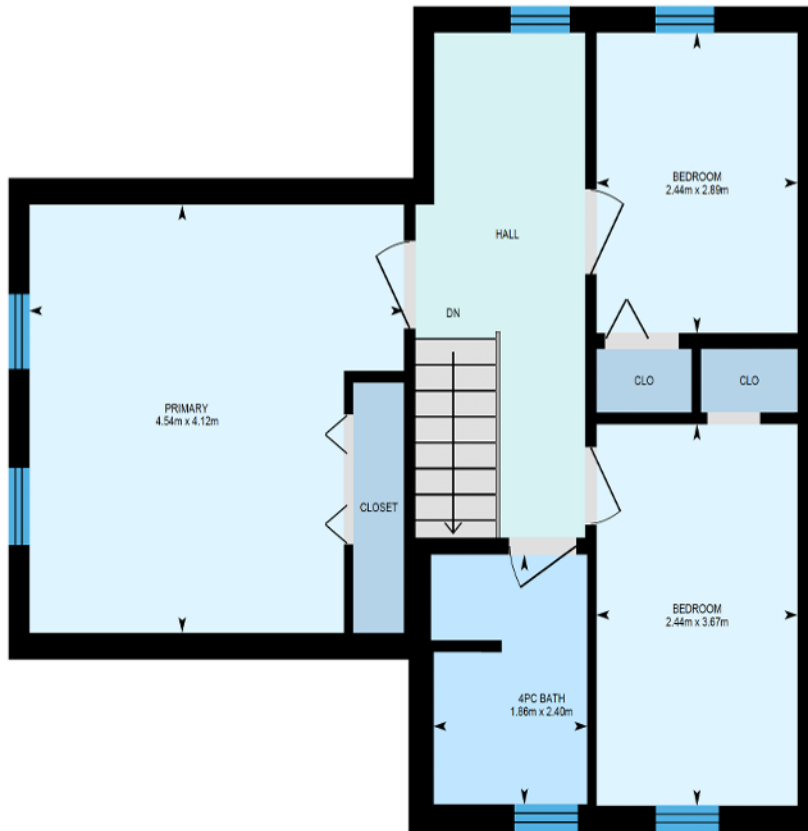
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Unit 1 - 1st Floor Exterior Area 69.92 m<sup>2</sup>  
Interior Area 60.92 m<sup>2</sup>



Unit 1 - 2nd Floor Exterior Area 61.78 m<sup>2</sup>  
Interior Area 53.01 m<sup>2</sup>





## Unit 2

### 3 Bedroom, 2.5 Bathrooms | 1,989 sqft

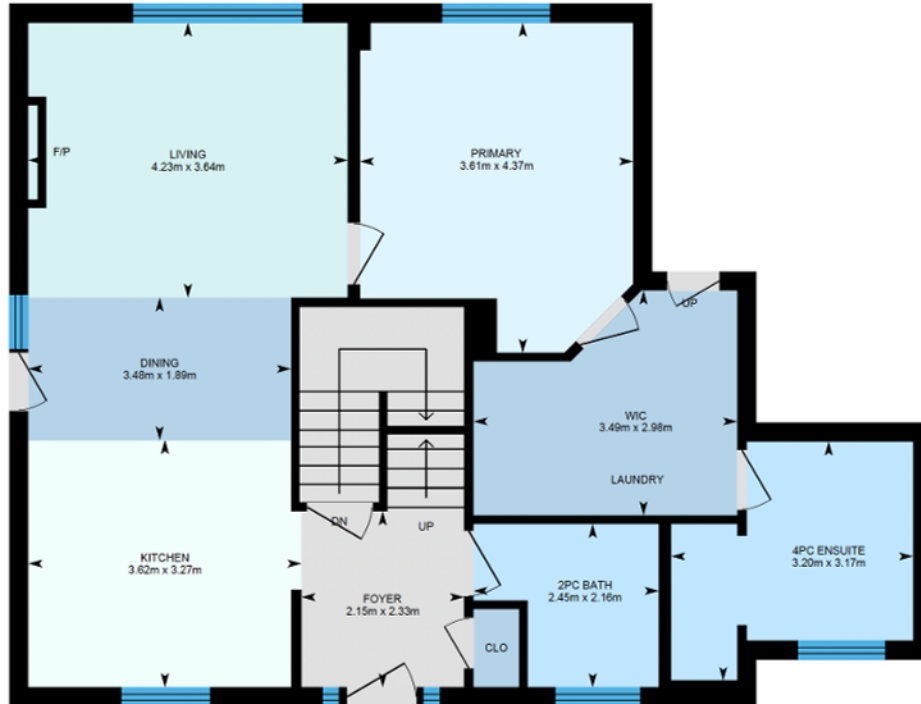
Newly constructed from the ground up, featuring 3 bedrooms and 2.5 bathrooms. The primary bedroom is conveniently located on the main floor, complete with a walk-through closet featuring laundry. A luxurious ensuite with a double vanity and a spacious walk-in shower equipped with jets are just on the other side. The main level offers an open-concept design, showcasing a custom kitchen with quartz countertops, a slider leading to the backyard, and a cozy living room. The upper level of Unit 2 houses a generous family room for entertaining. 2 bedrooms on the second level, and a Jack and Jill ensuite with an oversized 6' bathtub, stylish pot lights, and exquisite tile work. The third bedroom includes a sink and a bar fridge for seamless entertaining.

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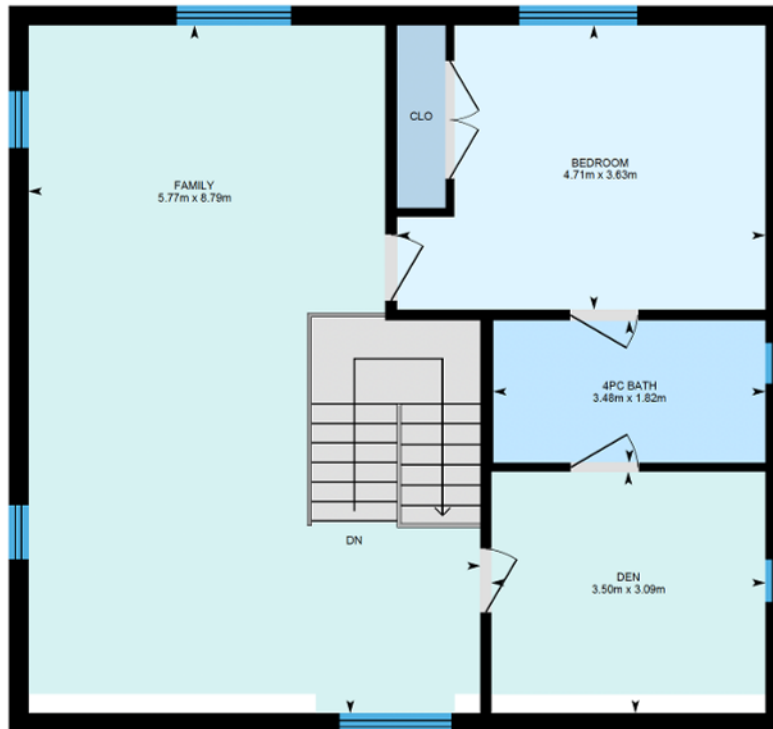


  
**CHESTNUT PARK**  
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ONTARIO LIMITED BROKERAGE

Unit 2 1st Floor Exterior Area 94.39 m<sup>2</sup>  
Interior Area 83.71 m<sup>2</sup>



Unit 2 - 2nd Floor Exterior Area 90.38 m<sup>2</sup>  
Interior Area 80.87 m<sup>2</sup>  
Excluded Area 1.90 m<sup>2</sup>





## Unit 3

### 2 Bedroom, 2 Bathroom | 1,002 sqft

Perfectly suited as an in-law suite, this unit currently operates as a short-term rental. It features two well-proportioned bedrooms with ample natural light, thanks to large egress windows that eliminate any sense of being in a basement. The theme of beautiful tile work carries on in this unit, which comprises two full washrooms—one with a spacious bathtub and the other with a stunning walk-in shower complete with a rainfall shower head. The kitchen has a rough-in for laundry or a stove and offers various storage solutions.

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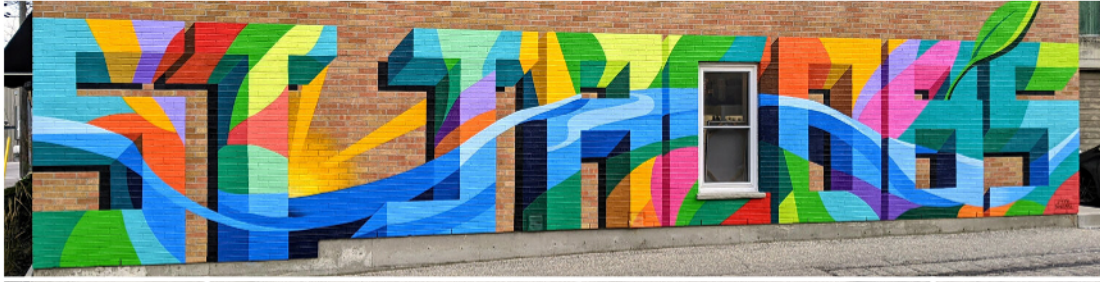


  
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**Unit 3 - Basement (Below Grade)** Exterior Area 93.12 m<sup>2</sup>  
Interior Area 81.82 m<sup>2</sup>  
Excluded Area 18.37 m<sup>2</sup>



# THE VILLAGE OF ST. JACOBS



Located just outside of Waterloo, Ontario, along the Conestoga River, the Village of St. Jacobs is filled with authentic sights, sounds, smells, tastes, and incredible one-of-a-kind shopping, that are sure to re-inspire the soul. The Village of St. Jacobs is a commercial centre with over 100 retailers, attractions, and restaurants.

Visitors may watch artisans make pottery, quilts, designer clothes, jewellery, glass vases, woven wall hangings tiffany lamps, stained glass doors, and miniature doll houses. There are also two blacksmith shops. The 2 km (1.2 mi) millrace is a treed hiking path along the Conestoga River.

The Visitor Centre in downtown St. Jacobs is a Mennonite interpretation centre, providing information and education about the Mennonite people in the township.

St. Jacobs is the headquarters of Home Hardware. The first store opened in downtown St. Jacobs in 1964 and remains in use as the local furniture outlet while a large new Home Hardware store across the street opened in November 2014.

St. Jacobs is home to the Southern Ontario Locomotive Restoration Society's (SOLRS) Restoration Shop. SOLRS operates the seasonal, recreational Waterloo Central Railway between the St. Jacobs Farmers' Market, the Village of St. Jacobs, and the town of Elmira. It operates on market days (May to October) and during certain special events including the Maple Syrup Festival in early April.

Three kilometres south of the town centre is the St. Jacobs Farmers' Market, the most popular tourist draw.