About 733/735 E. LOOS STREET

OFFERED AT	2025 TAXES	GARBAGE DAY	LOT SIZE	SCHOOL DISTRICT
$415,000	$3269.90	Thursday	.27 acres	Hartford

UNIT 1 - #735 - VACANT

3 BEDROOMS | 1 BATH | 1,462 SQ FT.

FEATURES & UPDATES

- Per seller, previously rented for $2,100/mo.
- Updated deck - October 2023
- Kitchen remodel - January 2022
- Bathroom remodel - April 2022
- New interior & exterior doors - February 2024
- New LVP flooring, baseboard & trim through entire unit - December 2020
- Laundry room - washer & dryer included
- Supplemental electric heat in lower level

INCLUSIONS

Refrigerator, Oven/Range, Dishwasher, Microwave, Disposal, Washer, Dryer, Water Softener, 1 EDO, Blinds & Curtain Rods, Garage Shelving

EXCLUSIONS

Seller's Personal Property, Dehumidifier

APPLIANCE & MECHANICALS

Dishwasher		January 2023
Oven/Range	Electric	January 2023
Refrigerator		January 2023
Microwave		January 2023
Water Heater		October 2019
Furnace	Natural Gas	Age Unknown
Central A/C		Age Unknown
Roof		Age Unknown
Sump Pump		April 2023
Water Softener	Owned	February 2021
Disposal		January 2023

UNIT 2 - #733 - TENANT OCCUPIED

3 BEDROOMS | 1 BATH | 1,462 SQ FT.

FEATURES & UPDATES

- Current Rent: $1,400/mo. - MTM Lease *(lease available upon request)*
- Security Deposit: $1,400
- New LVP flooring in living room, stairs & upper bedrooms - July 2026
- New carpet in lower level family room & bedroom - July 2026
- Laundry Room
- Supplemental electric heat in lower level

INCLUSIONS

Refrigerator, Oven/Range, Dishwasher, Microwave, Water Softener, 1 EDO, Dehumidifier, Blinds & Curtain Rods, Garage Shelving

EXCLUSIONS

Seller's & Tenant's Personal Property; Washer (tenant owned), Dryer (tenant owned)

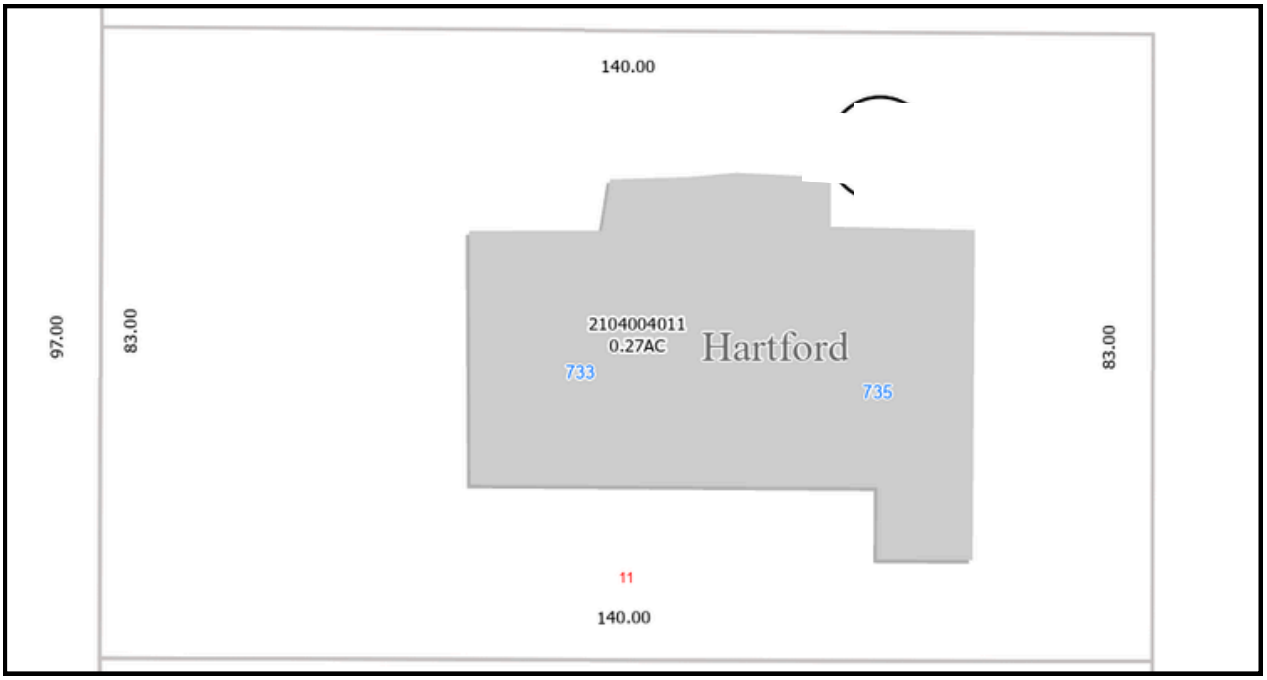
APPLIANCE & MECHANICALS

Oven/Range		May 2024
Refrigerator		January 2025
Water Heater		Age Unknown
Furnace	Natural Gas	Age Unknown
Central A/C		Age Unknown
Sump Pump		Age Unknown
Water Softener	Owned	Age Unknown

All Information Provided Is Deemed Reliable But Not Guaranteed by Broker or Seller. Buyer to Verify Any Information Buyer Deems Material and Important to Buyer's Purchasing Decision.

733/735 E. LOOS ST. | HARTFORD





SCAN FOR PROPERTY DETAILS & PHOTOS

Scan the **QR code** or use the **website address**:
https://**LoosStreetDuplex.**viewpropertytour.com/

All Information Provided Is Deemed Reliable But Not Guaranteed by Broker or Seller. Buyer to Verify Any Information Buyer Deems Material and Important to Buyer's Purchasing Decision.