

PROPERTY: 10 ELLIOTT STREET, PERTH

OCTOBER 18, 2026



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



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This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

FEATURES AND UPDATES

This remarkably versatile property was built in 2006, offering an exceptional opportunity in one of Ontario's most compelling small towns. The configuration enables diverse uses: pure investment duplex, owner-occupied home with separate income-generating apartment, two-generation independent living for elders or young adults with family at the same address.

- Legal duplex.
- Upper and lower one bedroom plus den units.
- Bright, spacious layouts with large principal rooms.
- Units can each be used as two-bedroom homes.
- Natural gas in-floor radiant heating system with separate controls for each level.
- Both units have two entrances – the front entrances share a common foyer and stair column.
- Both units have one large full bathroom.
- Laundry facilities in dedicated spaces in each unit.
- microFit solar contract provides additional income – new owner must apply to transfer the contract; the seller will cooperate.
- Large solid wood construction storage shed.
- Parking for at least 4 vehicles.
- 200-amp electrical service.

EXPENSES & INCOME

- Property tax \$3,282.47 – 2026
- Electricity from Hydro One \$65 - \$90 / month (approximate).
- Natural Gas from Enbridge \$125 - \$180 / month (approximate).
- Water & sewer charges from Perth every two months:
 - \$63.99 for delivery
 - \$5.53 per 1,000 gallons for consumption
 - Sewer charges equal to delivery plus consumption (i.e. \$63.99 + consumption)
- microFit solar contract runs to November 2030 paying 80.2 cents per KWH

INCLUDED IN THE SALE

- Two refrigerators.
- Two natural gas stoves.
- Two range hood fans.
- One dishwasher (lower level). Space, plumbing and electrical in place for dishwasher on the upper level.
- Two clothes washers.
- Two clothes dryers.
- Heat recovery ventilator (HRV).
- All window coverings.

- Central vacuum.
- Two hot water tanks: one for domestic hot water and the other for the radiant heating system.
- Roof-top solar panel installation.

SCHOOL & NEIGHBOURHOOD INFORMATION

NOTE that 10 Elliott Street is referred to by some sources as 10 “Elliot” Street. The street sign at the corner of Drummond Street uses the one t version, as do Google Maps and Canada Post. The property is identified in the land registry with two t’s and the property tax bill from the Town of Perth also refers to “Elliott” Street.

Click the link below to access information about local schools, parks, transit and safety.

[10 Elliott Street Neighbourhood and School Information](#)