



**\$589,900**

## **701 HOMER WATSON BLVD, KITCHENER, ON N2C 0B5, CANADA**

<https://adamgracie.ca>

Great opportunity for first time home buyers, investors and who want to live a low maintenance lifestyle! Welcome to 701 Homer Watson Blvd Kitchener. This primr located town house comes with 3 bedrooms, 2 bathrooms, a bonus room which can be used as additional bedroom, office or rec. room, fully fenced backyard and attached garage...

- 3 beds
- 1 bath
- Residential
- Row/Townhouse
- Active
- Plans, 1397.7 sq ft



# Rooms

| Room type       | Dimensions                | Area     | Length | Width |
|-----------------|---------------------------|----------|--------|-------|
| Bathroom        |                           |          |        |       |
| Bathroom        |                           |          |        |       |
| Bedroom         | 8ft. 1in. X 8ft. 10in.    | 64.881   | 8.01   | 8.1   |
| Bedroom         | 8ft. 8in. X 9ft. 3in.     | 72.9624  | 8.08   | 9.03  |
| Dining Room     | 14ft. 8in. X 13ft. 2in.   | 183.3216 | 14.08  | 13.02 |
| Bedroom Primary | 10ft. 10in. X 10ft. 10in. | 102.01   | 10.1   | 10.1  |
| Living Room     | 10ft. 0in. X 13ft. 2in.   | 130.2    | 10     | 13.02 |
| Bonus Room      |                           |          |        |       |

# Building Details

|                                                                 |                                     |
|-----------------------------------------------------------------|-------------------------------------|
| <b>Year built:</b> 2014                                         | <b>ArchitecturalStyle:</b> 3 Storey |
| <b>ParkingTotal:</b> 2                                          | <b>NewConstructionYN:</b> No        |
| <b>Heating:</b> Forced Air, Natural Gas                         | <b>Basement:</b> Full, Unfinished   |
| <b>Exterior material:</b> Brick, Vinyl Siding                   | <b>Roof:</b> Asphalt Shing          |
| <b>Parking:</b> 2, Asphalt, Attached Garage, Garage Door Opener |                                     |



# Amenities & Features

**Features:** Auto Garage Door Remote(s), Rough-in Bath

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Cooling:** Central Air

**FireplaceYN:** No

**Amenities:** BBQs Permitted, Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer

**GarageYN:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

