



\$1,350,000

301 BLAIR CREEK DR, KITCHENER, ON N2P 0H3, CANADA

<https://adamgracie.ca>

Welcome to this stunning detached LEGAL DUPLEX generating \$3,000/month in rental income — a fantastic mortgage helper in one of Kitchener's top neighborhoods. This spacious 2,845 sq ft home is minutes from the 401, GRT transit, and scenic trails. Step through double doors into a large open foyer with new tile flooring. The main level...

- 7 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- Owner, 2845 sq ft



Rooms



Room type

Dining Room

Bathroom

Foyer

Kitchen

Living Room

Bedroom

Bathroom

Bathroom

Bedroom

Bathroom

Bedroom

Laundry

Bedroom Primary

Bedroom

Bathroom

Bathroom

Bedroom

Kitchen

Bedroom

Recreation Room

Utility Room



Building Details

Year built: 2016 **ArchitecturalStyle:** Two Story
ParkingTotal: 7 **NewConstructionYN:** No
Heating: Forced Air **Basement:** Finished, Full, Separate Entrance, Sump Pump
FireplacesTotal: 1 **Exterior material:** Brick, Vinyl Siding
Roof: Asphalt Shing **Parking:** 7, Asphalt, Attached Garage, Garage Door Opener

Amenities & Features

Features: Auto Garage Door Remote(s), Central Vacuum, Gas, High Speed Internet, In-law Capability, Living Room

Amenities: Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Stove, Washer, Water Purifier, Water Softener

ExteriorFeatures: Lighting

GarageYN: Yes

CoolingYN: No

PoolPrivateYN: No

Security Features: Smoke Detector, Smoke Detector(s)

WindowFeatures: Window Coverings

Waterfront available: No

AttachedGarageYN: Yes

Cooling: Central Air

FireplaceYN: Yes

