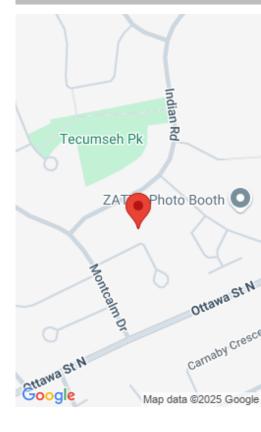


## 22 HAMPTON PL, KITCHENER, ON N2B 2S3, CANADA

https://adamgracie.ca

INVESTORS – first time buyers or single families check out this great opportunity to own in beautiful Kitchener! Perfect for inlaw/multigenerational step-up or income possibilities this LEGAL duplex allows you live in comfort upstairs while the downstairs tenant pays your mortgage. Situated on a private court in coveted Stanley Park, this fabulous bungalow welcomes you...

- 6 hads
- 2 baths
- Residential
- Single Family Residence
- Active
- Other, 1250 sq ft





## Rooms



Room type	Dimensions	Area	Length	Width
Bedroom Primary	11.5 x 13.9	159.85	11.5	13.9
Living Room	20.7 x 11.8	244.26	20.7	11.8
Dining Room	9.1 x 10.4	94.64	9.1	10.4
Bedroom	9.6 x 10.2	97.92	9.6	10.2
Kitchen	18.8 x 9.6	180.48	18.8	9.6
Bedroom	11.5 x 8.8	101.2	11.5	8.8
Bathroom				
Recreation Room	13.6 x 10.6	144.16	13.6	10.6
Kitchen	16.9 x 9.1	153.79	16.9	9.1
Kitchen/Dining Room	24.3 x 11	267.3	24.3	11
Bedroom	10.9 x 11	119.9	10.9	11
Bedroom	11 x 9.8	107.8	11	9.8
Laundry				
Bathroom				



**Building Details** 

Year built: 1968 ArchitecturalStyle: Bungalow

ParkingTotal: 5 NewConstructionYN: No

**Heating:** Forced Air, Natural Gas **Basement:** Finished, Full, Separate Entrance, Sump

Pump

Exterior material: Aluminum Siding, Brick Roof: Asphalt Shing

**Parking:** 5, Attached Garage

## **Amenities & Features**

Features: Accessory Apartment, Separate

Amenities: Dishwasher, Dryer, Range Hood,

Dishwasher, Dryer, Range Hood,

Market Marke

Hydro Meters Refrigerator, Stove, Washer, Water Softener

**ExteriorFeatures:** Landscaped, Separate Waterfront available: No Hydro Meters

GarageYN: Yes AttachedGarageYN: Yes

CoolingYN: No Cooling: Central Air

PoolPrivateYN: No FireplaceYN: No

