



**\$1,050,000**

## **230 HIGHLAND RD W, KITCHENER, ON N2M 3C2, CANADA**

<https://adamgracie.ca>

Amazing Investment Opportunity with Endless Potential! This versatile property offers exceptional potential, thanks to RES-5 zoning, which allows for a variety of uses. Whether you're looking to add additional dwelling units within the existing structure or a new build, or establish an approved home-based business, this property is the perfect fit. Located on a high-traffic...

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- Other, 1352 sq ft



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## Rooms



Bedroom Primary

Foyer

Living Room

Bedroom

Kitchen

Dining Room

Laundry

Bathroom

Bedroom

Bathroom

Utility Room

Dining Room

Living Room

Kitchen

Utility Room

Bathroom

Bedroom

Bathroom

Kitchen

Bedroom

Recreation Room



## Building Details

<b>Year built:</b> Owner, 1956	<b>ArchitecturalStyle:</b> Bungalow Raised
<b>ParkingTotal:</b> 10	<b>NewConstructionYN:</b> No
<b>Heating:</b> Baseboard, Electric, Forced Air, Natural Gas	<b>Basement:</b> Finished, Full, Walk-Out Access
<b>FireplacesTotal:</b> 2	<b>Exterior material:</b> Brick
<b>Roof:</b> Asphalt Shing	<b>Parking:</b> 10, Attached Garage

## Amenities & Features

<b>Features:</b> Gas, In-law Capability	<b>Amenities:</b> Dishwasher, Dryer, Refrigerator, Stove, Washer, Water Heater Owned
<b>WindowFeatures:</b> Window Coverings	<b>Waterfront available:</b> No
<b>GarageYN:</b> Yes	<b>AttachedGarageYN:</b> Yes
<b>CoolingYN:</b> No	<b>Cooling:</b> Central Air
<b>PoolPrivateYN:</b> No	<b>FireplaceYN:</b> Yes

