



**\$699,900**

## **31 BRUCE ST, CAMBRIDGE, ON N1R 2E1, CANADA**

<https://adamgracie.ca>

Discover the charm of this historic stone-built cottage duplex, a unique legal non-conforming property that offers both character and versatility. This exceptional residence features a spacious two-bedroom main unit, perfect for comfortable living, alongside a separate two-bedroom suite with its own private entrance and parking—ideal for rental income or Airbnb opportunities. The property boasts a...

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1930 sq ft





# Rooms

Room type
Bathroom
Dining Room
Kitchen
Living Room
Bedroom
Bedroom
Bathroom
Bedroom
Kitchen
Living Room
Den

# Building Details





**Year built:** Estimate, 1888

**ParkingTotal:** 9

**Heating:** Fireplace(s), Fireplace-Gas, Gas Hot Water

**FireplacesTotal:** 1

**Roof:** Asphalt Shing

**ArchitecturalStyle:** 1.5 Storey

**NewConstructionYN:** No

**Basement:** Crawl Space, Unfinished

**Exterior material:** Aluminum Siding, Stone

**Parking:** 9, Detached Garage

## Amenities & Features

**Features:** Accessory Apartment, Gas, In-Law Floorplan

**Waterfront available:** No

**AttachedGarageYN:** No

**Cooling:** None

**FireplaceYN:** Yes

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

**GarageYN:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

