



**\$1,650**

## **31 SOFITEL DR, KITCHENER, ON N2R 0J3, CANADA**

<https://adamgracie.ca>

Welcome to this stunning basement suite in the sought-after Huron South community of Kitchener! Boasting soaring 9-foot ceilings, this spacious and beautifully finished unit features 2 generous bedrooms, and 1 parking spot. Thoughtfully designed for comfort and style, it offers a bright, open-concept layout with modern finishes throughout. Located in a quiet, family-friendly neighborhood and...

- 2 beds
- 1 bath
- Residential Lease
- Single Family Residence
- Active
- Other, 750 sq ft



# Rooms

Room type	Dimensions	Area	Length	Width
Kitchen/Dining Room	21ft. 10in. X 12ft. 3in.	253.833	21.1	12.03
Bedroom Primary	5ft. 10in. X 5ft. 2in.	25.602	5.1	5.02
Bathroom	18ft. 4in. X 14ft. 6in.	253.6424	18.04	14.06
Bathroom	21ft. 3in. X 19ft. 6in.	400.8318	21.03	19.06
Bedroom	15ft. 4in. X 15ft. 4in.	226.2016	15.04	15.04

# Building Details

<b>Year built:</b> 2016	<b>ArchitecturalStyle:</b> Two Story
<b>ParkingTotal:</b> 1	<b>NewConstructionYN:</b> No
<b>Heating:</b> Forced Air, Natural Gas	<b>Basement:</b> Finished, Full, Separate Entrance, Walk-Up Access
<b>Exterior material:</b> Aluminum Siding, Brick Veneer, Shingle Siding, Vinyl Siding	<b>Roof:</b> Asphalt Shing
<b>Parking:</b> 1, Asphalt	

# Amenities & Features



**Features:** Air Exchanger

**WindowFeatures:** Window Coverings

**GarageYN:** No

**CoolingYN:** No

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove, Washer, Water Softener

**Waterfront available:** No

**AttachedGarageYN:** No

**Cooling:** Central Air

**FireplaceYN:** No

