



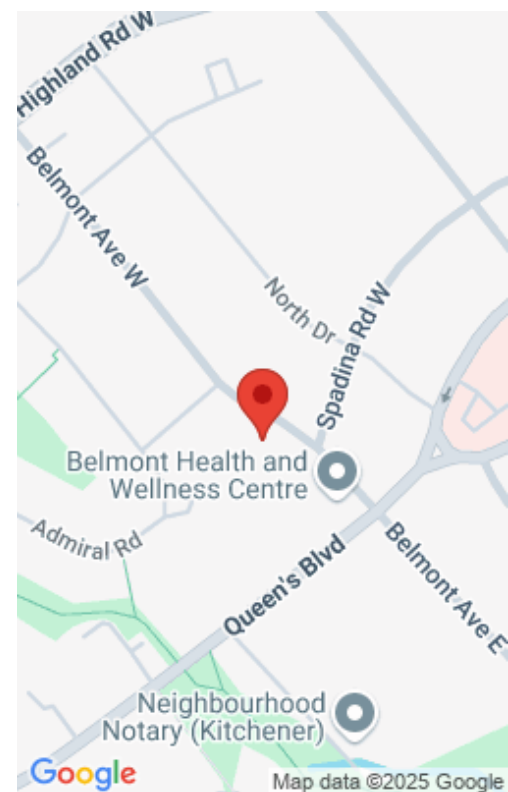
**\$999,000**

## **31 BELMONT AVE W, KITCHENER, ON N2M 1L2, CANADA**

<https://adamgracie.ca>

Legal duplex, purpose built new in 2023. Timeless open concept layouts in both units, outfitted with 9-foot ceilings on all levels, including the finished basement! Each unit features large windows, a private deck and designer kitchen with quartz countertops. Unit #1 comprises 2 beds, 1.5 baths with outdoor parking. Unit #2 comprises 2 beds, 1...

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- Plans, 1849 sq ft



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## Rooms



## Room type

Kitchen

Living Room

Dining Room

Bathroom

Storage

Bathroom

Utility Room

Bedroom Primary

Bedroom

Kitchen

Living Room

Dining Room

Bedroom

Utility Room

Bathroom

Bedroom Primary



## Building Details

Year built:

2023

ParkingTotal:

4

Heating:

Baseboard, Electric, Forced Air, Natural Gas

Exterior material:

Brick Veneer, Vinyl Siding

Parking:

4, Asphalt, Attached Garage, Concrete

ArchitecturalStyle:

Two Story

NewConstructionYN:

No

Basement:

Finished, Full, Sump Pump

Roof:

Asphalt Shing

## Amenities & Features

Features:

Accessory Apartment, Air Exchanger, Floor Drains, In-Law Floorplan, Separate Heating Controls, Separate Hydro Meters

Amenities:

Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer

GarageYN:

Yes

CoolingYN:

No

PoolPrivateYN:

No

Security Features:

Carbon Monoxide Detector, Carbon Monoxide Detector(s), Smoke Detector(s)

Waterfront available:

No

AttachedGarageYN:

Yes

Cooling:

Central Air

FireplaceYN:

No

