



\$1,049,000

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
- Residential Income
- Duplex Up/Down
- Active
- 1849 sq ft



Building Details

Year built: 2023	ParkingTotal: 4
NewConstructionYN: No	Heating: Baseboard, Electric, Forced Air, Natural Gas
Basement: Finished, Full, Sump Pump	Exterior material: Brick Veneer, Vinyl Siding
Roof: Asphalt Shing	Parking: 4, Asphalt, Attached Garage, Built-In, Concrete

Amenities & Features

Features: Accessory Apartment, Separate Heating Controls, Separate Hydro Meters	Security Features: Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s)
Amenities: Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer	Waterfront available: No
GarageYN: Yes	AttachedGarageYN: Yes
CoolingYN: No	Cooling: Central Air
PoolPrivateYN: No	FireplaceYN: No

