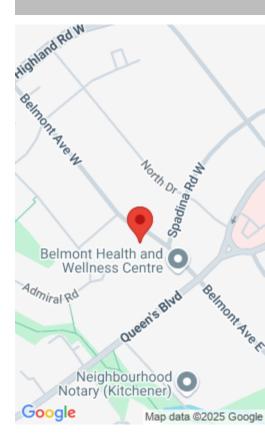


## **31 BELMONT AVE W, KITCHENER, ON N2M 1L2, CANADA**

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	<b>Parking:</b> 4, Asphalt, Attached Garage, Built-In, Concrete

## **Amenities & Features**

**Features:** Accessory Apartment, 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, Smoke Detector, Carbon Monoxide Detector(s)

Waterfront available: No

AttachedGarageYN: Yes Cooling: Central Air FireplaceYN: No

