



**\$925,000**

## **36 BLACKFRIARS PL, KITCHENER, ON N2A 1M5, CANADA**

<https://adamgracie.ca>

Escape to your serene retreat in this charming 3-bed, 2-bath side split, perfectly positioned on a quiet cul-de-sac just moments from shopping, schools, and expressway access for effortless commuting. Inside, discover a light-filled layout designed for easy living, while outside, your private backyard paradise awaits. Complete with a sparkling pool for hot summer days and...

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- Other, 1162 sq ft



# Rooms

Room type
Den
Dining Room
Foyer
Kitchen
Living Room
Bathroom
Bedroom
Bedroom
Bedroom Primary
Bathroom
Utility Room
Recreation Room



# Building Details

<b>Year built:</b> 1968	<b>ArchitecturalStyle:</b> Sidesplit
<b>ParkingTotal:</b> 3	<b>NewConstructionYN:</b> No
<b>Heating:</b> Fireplace(s), Forced Air	<b>Basement:</b> Finished, Full
<b>FireplacesTotal:</b> 2	<b>Exterior material:</b> Brick, Concrete, Shingle Siding, Vinyl Siding
<b>Roof:</b> Asphalt Shing	<b>Parking:</b> 3, 5, Asphalt, Attached Garage

# Amenities & Features

<b>Features:</b> Electric, High Speed Internet, Roughed In	<b>Security Features:</b> Smoke Detector
<b>Amenities:</b> Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer, Water Heater, Water Softener	<b>WindowFeatures:</b> Window Coverings
<b>PoolFeatures:</b> In Ground, Outdoor Pool	<b>Waterfront available:</b> No
<b>GarageYN:</b> Yes	<b>AttachedGarageYN:</b> Yes
<b>CoolingYN:</b> No	<b>Cooling:</b> Central Air
<b>PoolPrivateYN:</b> No	<b>FireplaceYN:</b> Yes

