



\$899,900

33 BOND ST, KITCHENER, ON N2H 4S4, CANADA

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Exceptional Legal Duplex with Bonus Dwelling Unit at 45 Bond St, Kitchener – Over \$70,000/Year in Rental Income! Discover an unparalleled investment opportunity at 45 Bond St, Kitchener, ON N2H 4S4 – a stunning brick bungalow offering over 2,500 sq ft of meticulously finished living space. This rare property features a legal duplex plus an...

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- Other, 1025 sq ft



Rooms



Room type	Dimensions	Area	Length	Width
Bathroom	8ft. 2in. X 7ft. 6in.	56.6212	8.02	7.06
Bedroom Primary	12ft. 6in. X 10ft. 4in.	121.0824	12.06	10.04
Bedroom	15ft. 8in. X 11ft. 1in.	166.0308	15.08	11.01
Bedroom	12ft. 5in. X 9ft. 4in.	108.932	12.05	9.04
Kitchen				
Living Room	11ft. 2in. X 9ft. 0in.	99.18	11.02	9
Bedroom	11ft. 2in. X 9ft. 0in.	99.18	11.02	9
Kitchen	12ft. 0in. X 9ft. 8in.	108.96	12	9.08
Bathroom	12ft. 5in. X 9ft. 4in.	108.932	12.05	9.04
Den	23ft. 4in. X 11ft. 11in.	255.9744	23.04	11.11
Recreation Room				
Utility Room	12ft. 2in. X 10ft. 7in.	121.0414	12.02	10.07
Bedroom				
Bathroom				
Kitchen				
Living Room				



Building Details

Year built:

1967

ParkingTotal:

3

Heating:

Forced Air, Natural Gas

Exterior material:

Brick

Parking:

2, 3, Asphalt

ArchitecturalStyle:

Bungalow

NewConstructionYN:

No

Basement:

Finished, Full, Separate Entrance

Roof:

Asphalt Shing

Amenities & Features

Features:

Accessory Apartment, In-Law Floorplan

Waterfront available:

No

AttachedGarageYN:

No

Cooling:

Central Air

FireplaceYN:

No

Amenities:

Dryer, Refrigerator, Stove, Washer, Water Softener

GarageYN:

No

CoolingYN:

No

PoolPrivateYN:

No

