



**\$1,599,000**

## **40 SCOTS PINE TRAIL, KITCHENER, ON N2R 0N6, CANADA**

<https://adamgracie.ca>

**\*\*LEGAL DUPLEX\*\*** Welcome to 49 Scots Pine Trail, Kitchener – an exceptional residence in the prestigious Huron Park community! This impressive 6-bedroom, 5-bathroom detached home offers over 4480 sq ft of luxurious living space, including approximately 1,180 sq ft of fully finished legal basement, perfect for large families, multigenerational households, or savvy investors seeking strong...

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- Other, 3300 sq ft





Room type

Other

Kitchen

Great Room

Dining Room

Breakfast Room

Bathroom

Bathroom

Bedroom Primary

Bedroom

Bedroom

Bedroom

Bathroom

Bathroom

Bedroom

Bedroom

Bathroom

Kitchen

Living Room

Storage



# Building Details

**Year built:** 2021  
**ParkingTotal:** 5  
**Heating:** Forced Air, Natural Gas  
**Exterior material:** Brick, Vinyl Siding  
**Parking:** 5, Attached Garage

**ArchitecturalStyle:** Two Story  
**NewConstructionYN:** No  
**Basement:** Finished, Full  
**Roof:** Asphalt Shing

# Amenities & Features

**Features:** Built-In Appliances, Separate Heating Controls  
**Waterfront available:** No  
**AttachedGarageYN:** Yes  
**Cooling:** Central Air  
**FireplaceYN:** No

**Amenities:** Dishwasher, Dryer, Microwave, Oven, Range, Stove, Washer  
**GarageYN:** Yes  
**CoolingYN:** No  
**PoolPrivateYN:** No

