



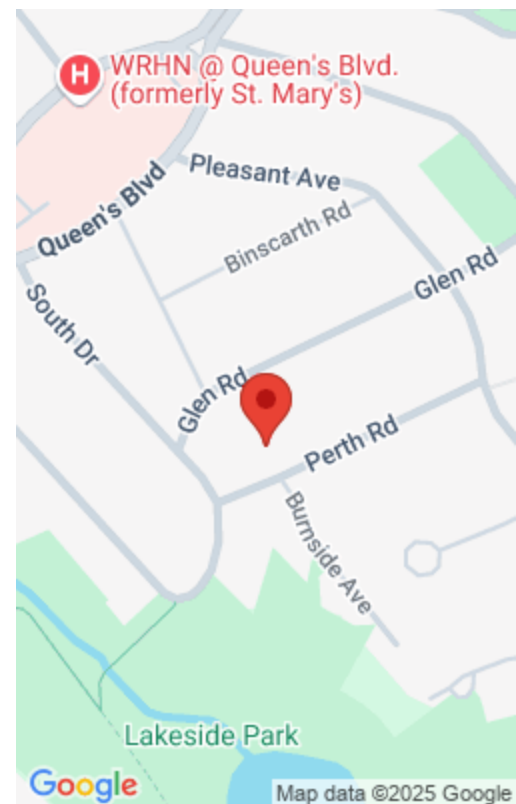
\$850,000

62 PERTH RD, KITCHENER, ON N2M 3G5, CANADA

<https://adamgracie.ca>

This well-maintained side-by-side legal duplex in a family-friendly Kitchener community only minutes from the expressway, shopping, and the St. Marys Hospital. Top Reasons to Buy THIS Duplex: 1. Excellent tenants paying market rent + all utilities and they would like to stay 2. Side by side - No noise transfer - no headaches 3. Separate...

- 4 beds
- Residential Income
- Duplex Side/Side
- Active
- 2029 sq ft



ParkingTotal: 9

NewConstructionYN: No

Heating: Forced Air, Natural Gas **Basement:** Finished, Full, Separate Entrance, Sump

Basement: Finished, Full, Separate Entrance, Sump Pump, Walk-Up Access

Exterior material: Brick, Vinyl Siding **Roof:** Asphalt Shing

Parking: 9, Interlock

Features: Accessory Apartment, Separate Heating Controls, Separate Hydro Meters

Security Features: Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s)

Amenities: Dishwasher, Dryer, Hot Water Tank
Owned, Refrigerator, Stove, Washer, Water
Softener

WindowFeatures: Window Coverings

ExteriorFeatures: Landscaped, Privacy

Waterfront available: No

GarageYN: No

AttachedGarageYN: No

CoolingYN: No

Cooling: Central Air

PoolPrivateYN: No

FireplaceYN: No

