



**\$775,000**

## **1180 UNION ST, KITCHENER, ON N2H 6K2, CANADA**

<https://krealitypros.com>

**\*\*Attention Investors and first-time home buyers - this property was gutted to the "Bones"! \*\*New everything in this affordable DUPLEX with 2 Spacious - 2 Bedroom Units. \*\*Features include: 2 hydro meters, 2 water meters (no utility bills for the landlord), 2 heat pumps (high efficiency), 2 poured concrete porches, concrete driveway, steps and walkway, [...]**

- 4 beds
- 2 baths
- Duplex Up/Down
- Residential Income
- Active
- 806.2 sq ft



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## Building Details

**Number Of Units Total:** 2

**StoriesTotal:** 1

**Security Features:** Smoke Detector

**Roof:** Asphalt Shing

**Building Area Total:** 1486.62 sq ft

**Parking Features:** Concrete, Tandem

**Construction Materials:** Vinyl Siding

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## Amenities & Features

**Water Source:** Municipal

**Appliances:** Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer

**Exterior Features:** Separate Hydro Meters

**Interior Features:** Accessory Apartment, Built-In Appliances, Separate Hydro Meters

**Frontage Type:** North

**Patio & Porch Features:** Porch

**Sewer:** Sewer (Municipal)

**Cooling:** Central Air

**Heating:** Heat Pump

**Fencing:** Fence - Partial

