



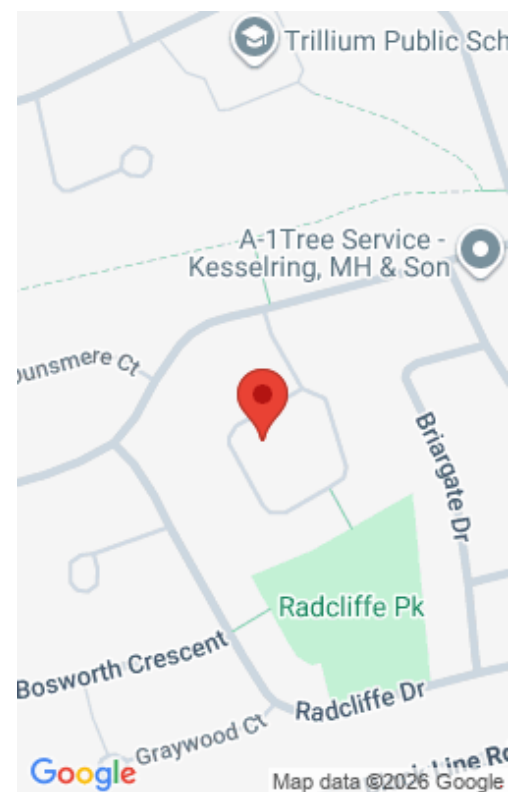
**\$875,000**

## **21 COLEBROOK CT, KITCHENER, ON N2E 1Y8, CANADA**

<https://krealtypros.com>

Spacious Multi-Generational Home / Legal Duplex offering Income Potential – 21 Colebrook Court, Kitchener. Discover exceptional versatility in this bright and welcoming 4-bedroom, 3.1 bathroom side-split, ideally situated close to shopping, schools, parks, and highway access. Perfect for large families, multi-generational living, or savvy investors. This home offers a thoughtfully designed layout with abundant natural [...]

- 4 beds
- 4 baths
- Duplex Up/Down
- Residential Income
- Active
- 1636 sq ft



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# Building Details

|                                          |                                                                    |
|------------------------------------------|--------------------------------------------------------------------|
| <b>Number Of Units Total:</b> 2          | <b>Stories:</b> 2                                                  |
| <b>Building Area Total:</b> 2129 sq ft   | <b>StoriesTotal:</b> 2                                             |
| <b>Parking Features:</b> Attached Garage | <b>Security Features:</b> Carbon Monoxide Detector, Smoke Detector |
| <b>Covered Spaces:</b> 2                 | <b>Construction Materials:</b> Brick, Wood Siding                  |
| <b>Garage Spaces:</b> 2                  | <b>Roof:</b> Asphalt Shing                                         |

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# Amenities & Features

|                                                 |                                                                                   |
|-------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Water Source:</b> Municipal                  | <b>Appliances:</b> Water Softener, Dishwasher, Dryer, Refrigerator, Stove, Washer |
| <b>Sewer:</b> Sewer (Municipal)                 | <b>Window Features:</b> Window Coverings                                          |
| <b>Cooling:</b> Central Air                     | <b>Attached Garage Yes/ No:</b> 1                                                 |
| <b>Interior Features:</b> Separate Hydro Meters | <b>Heating:</b> Forced Air, Natural Gas                                           |
| <b>Frontage Type:</b> North                     |                                                                                   |

