



**\$1,350,000**

## **301 BLAIR CREEK DR, KITCHENER, ON N2P 0H3, CANADA**

<https://krealitypros.com>

Welcome to this stunning detached LEGAL DUPLEX generating \$3,000/month in rental income — a fantastic mortgage helper in one of Kitchener's top neighborhoods. This spacious 2,845 sq ft home is minutes from the 401, GRT transit, and scenic trails. Step through double doors into a large open foyer with new tile flooring. The main level [...]

- 7 beds
- 6 baths
- Single Family Residence
- Residential
- Active
- 2845 sq ft



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# Building Details

<b>Building Area Total:</b> 3879 sq ft	<b>Parking Features:</b> Attached Garage, Garage Door Opener, Asphalt
<b>Security Features:</b> Smoke Detector, Smoke Detector(s)	<b>View:</b> Clear
<b>Covered Spaces:</b> 2	<b>Construction Materials:</b> Brick, Vinyl Siding
<b>Garage Spaces:</b> 2	<b>Roof:</b> Asphalt Shing

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# Amenities & Features

<b>Water Source:</b> Municipal	<b>Patio &amp; Porch Features:</b> Deck, Patio
<b>Architectural Style:</b> Two Story	<b>View Yes / No:</b> 1
<b>Appliances:</b> Water Purifier, Water Softener, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Stove, Washer	<b>Sewer:</b> Sewer (Municipal)
<b>Exterior Features:</b> Lighting	<b>Window Features:</b> Window Coverings
<b>Cooling:</b> Central Air	<b>Attached Garage Yes/ No:</b> 1
<b>Interior Features:</b> High Speed Internet, Central Vacuum, Auto Garage Door Remote(s), In-law Capability	<b>Heating:</b> Forced Air
<b>Frontage Type:</b> East	<b>Fireplace Features:</b> Living Room, Gas
<b>Fencing:</b> Full	

