



**\$1,539,800**

## **24 SYLVIA ST, KITCHENER, ON N2K 1E3, CANADA**

<https://krealtypros.com>

**ABSOLUTELY STUNNING!** Custom Built Multi-Generational Bungalow with a 1,400 sf. Studio/Home Office/Shop/possible Tiny Home is sure to impress. Prime location overlooking Sylvia Park, 6 Bedrooms (3+3), 6 Bathrooms (4+2), just shy of 4,000 sq ft. of Living Space and Separate Entrance to the Finished basement with warm sub floor is set up as an In-law [...]

- 6 beds
- 6 baths
- Single Family Residence
- Residential
- Active
- 1965 sq ft



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# Building Details

**Building Area Total:** 3888 sq ft

**Security Features:** Carbon Monoxide Detector, Smoke Detector, Alarm System, Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

**Construction Materials:** Stucco

**Roof:** Asphalt Shing

**Parking Features:** Attached Garage, Garage Door Opener, Concrete

**Covered Spaces:** 2

**Garage Spaces:** 2

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# Amenities & Features

**Water Source:** Municipal

**Appliances:** Oven, Water Heater Owned, Water Softener, Built-in Microwave, Dishwasher, Dryer, Hot Water Tank Owned, Range Hood, Refrigerator, Stove, Washer

**Cooling:** Central Air, Humidity Control

**Interior Features:** Central Vacuum, Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Separate Heating Controls, Separate Hydro Meters, Upgraded Insulation, Ventilation System

**Frontage Type:** West

**Architectural Style:** Bungalow

**Sewer:** Sewer (Municipal)

**Attached Garage Yes/ No:** 1

**Heating:** Forced Air, Natural Gas

