



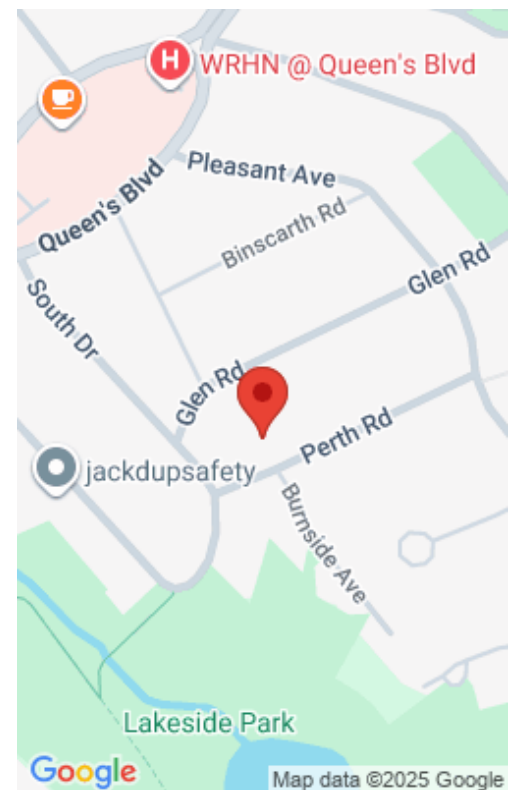
**\$850,000**

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

<https://krealitypros.com>

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
- 3 baths
- Duplex Side/Side
- Residential Income
- Active
- 2029 sq ft



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# Building Details

**Number Of Units Total:** 2

**StoriesTotal:** 2

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

**Roof:** Asphalt Shing

**Building Area Total:** 2478 sq ft

**Parking Features:** Interlock

**Construction Materials:** Brick, Vinyl Siding

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# Amenities & Features

**Water Source:** Municipal

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

**Exterior Features:** Landscaped, Privacy

**Window Features:** Window Coverings

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

**Frontage Type:** South

**Patio & Porch Features:** Patio

**Sewer:** Sewer (Municipal)

**Waterfront Features:** Lake/Pond

**Cooling:** Central Air

**Heating:** Forced Air, Natural Gas

**Fencing:** Fence - Partial

