



## 61 B EBY ST S, KITCHENER, ON N2G 3K9, CANADA

<https://krealitypros.com>

HIGHEST CAP RATE IN TOWN at 7%+! Explore an exciting investment opportunity in this non-conforming duplex townhouse with two separate units. The upper unit sets the tone with updated flooring and a neutral palette. The bright living room seamlessly joins the dining room, forming a cozy gathering space. The kitchen, designed for functionality, features white [...]

**\$449,000**

- 4 beds
- 2 baths
- Row/Townhouse
- Residential
- Active
- 972.56 sq ft



# Building Details

**Building Area Total:** 1430.62 sq ft  
**Construction Materials:** Brick

**Security Features:** Smoke Detector  
**Roof:** Flat, Membrane

# Amenities & Features

<b>Water Source:</b> Municipal-Metered	<b>Architectural Style:</b> Two Story
<b>Appliances:</b> Water Heater Owned, Hot Water Tank Owned, Range Hood, Refrigerator, Stove	<b>Sewer:</b> Sewer (Municipal)
<b>Window Features:</b> Window Coverings	<b>Cooling:</b> None
<b>Interior Features:</b> Accessory Apartment, Water Meter	<b>Heating:</b> Forced Air, Natural Gas
<b>Frontage Type:</b> East	

