







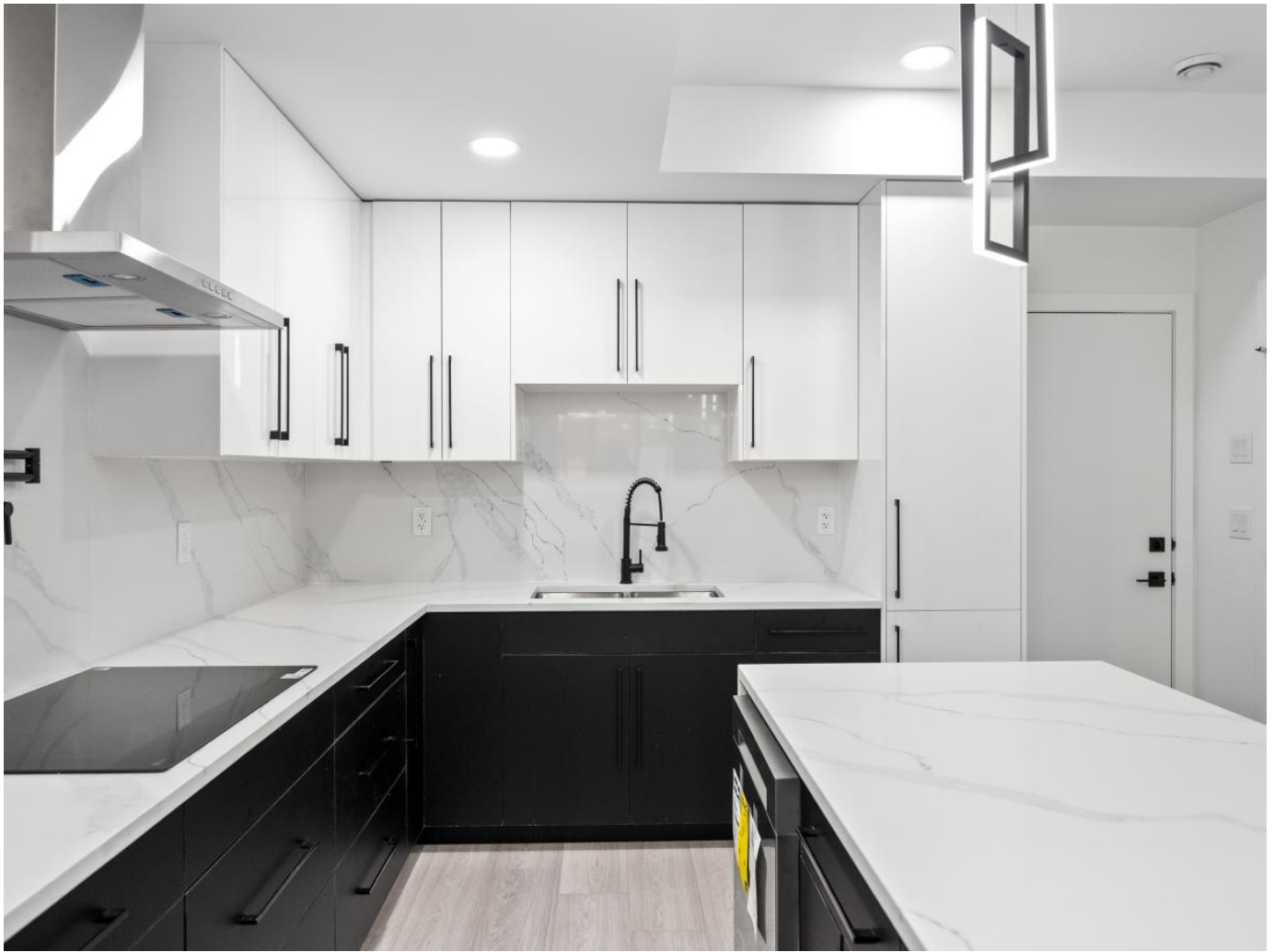




































































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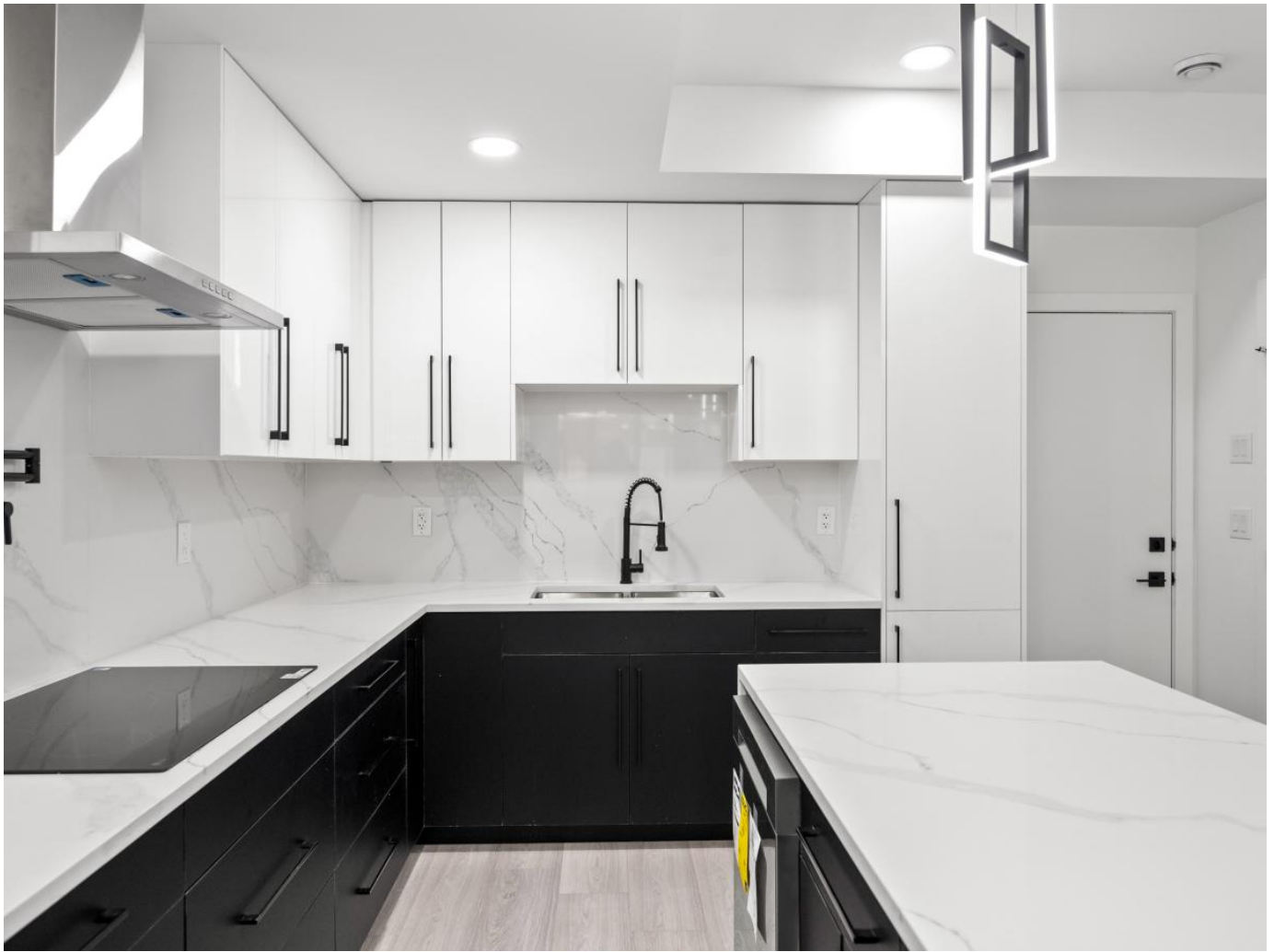




































































Description

Live/invest in River Heights! Experience modern living + smart investing with this brand new 1549 sqft duplex. The welcoming main entrance opens to a convenient coat closet, powder room, and an open-concept living area. The stunning kitchen features a 9ft island with quartz waterfall countertops. Upstairs, the luxurious primary suite offers his + hers walk-in closets, a private Duradek balcony with tinted glass railings, and a spa-like 5pc ensuite with dual vanity. 2 additional bedrooms and another full bathroom complete the upper level, providing comfort and style for the whole family. The lower level is designed for flexibility and income potential, featuring a legal secondary suite with a separate entrance, 2 bedrooms, 1 bathroom, and a full kitchen, dining, and living area. Main floor appliances are a fridge, wall oven, cook top, dishwasher, washer & dryer, and wine cooler. Secondary unit appliances are a fridge, dishwasher, cooking range, and an all-in-one washer and

dryer. Enjoy the double attached garage for year-round convenience. 5 year builders warranty included! Rent that could be generated is as follows: \$2500 for the main floor and \$1600 for the secondary unit. Taxes to be assessed.

<https://youtu.be/Dz-sBQCTtss>

\$739,900.00

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5Bedrooms

3.50Bath

2295SqFt

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