



433 CONNAUGHT Street, Kitchener, N2C 1C4

Commence Dt: **04/21/2024**

Status: **Active** Prev Price:
MLS®#: **40575555** Region: **Waterloo**
Alt. MLS®#: Municipality: **3 - Kitchener West**

Status: **Active**
Price: **\$999,888**
DOM: **4**
Price Code: **For Sale**

Neighbrhd: **Fairview/Kingsdale (327)**
Ownrshp Type: **Freehold** Lot Frontage: **60.10 Ft**
Property Type: **Multi-Residential** Lot Depth: **100.17 Ft**
Sub Type: **3 Units** Lot Shape: **Rectangular**
Fronting On: **East** Lot Irregularities: **None**
Taxes: **\$5,624/2023** Sq Ft / Src: **2243 /** Age: **51-99 Years**
Cross Street: **Eighth Avenue**
Directions: **Off Eighth Avenue**

Property Details

Exterior

Accessible: Type: Foundation: **Concrete Block**
VisitAble: **No** Style: Year Built: **1956** Amps:
Soil Type: Location: Sq Ft/Src: **2,243** Volts:
Exterior Finish: **Brick**
Driveway/Park Spcs: **4.0** Pool: Acres: **less than .50** Sewers: **Sewer**
Parking Type: Waterfront: **None** Roof Type: **Asphalt Shingle** Zoning: **R3**
Driveway/Parking: **Concrete** Water Meter: Shingles Rplc:
Garage Spaces: **2.0** Water Type: Water Source: **Municipal** Recreational Use:
Elementary Schools: **Wilson Public School and St Aloysius** Secondary Schools: **Eastwood Collegiate**
Area Influences: **Place of Worship, Public Transit, Quiet Area, Schools**

Interior

Basement Size: **Full** Fireplace: Heat Source: **Electric** Elevator:
Basement Finish: **Partially Finished** FP Stove: Heat Type: **Baseboard** Laundry Access:
Basement Features: A/C Type: **None** Pets Permit:
Rental Items: **Hot Water Heater** UFFI:
Interior Features: **Other (see Remarks)**
Inclusions: **NONE; Any existing appliances in sold in "as is" condition NO REPS OR WARRANTIES**
Exclusions: **2 rental water heaters**
Listing Brokerage: **Re/Max Twin City Realty Inc., Brokerage, Brokerage**

Multi-Residential Information

Storeys: **2** Gross Rent Inc: **\$0** Leases: **No**
Type of Dwelling: Rent Registered: **No** Laundry:
Current Bldg Use: Vacancy Allowance:
Tenant Pays: Fire Protection:

Directions: **Off Eighth Avenue**

Public Remarks: **Handyman Special! Solid brick construction. Property has been owner occupied for years. This triplex consists of 9 bedrooms! 4 bedroom, 3 bedroom, and 2 bedroom units. Excellent for large families. Spacious principle rooms, double car garage with power. 6 parking spaces. An excellent opportunity. Some hardwood flooring, laundry/utility room, cold storage. Don't miss out! Features Area Influences: School Bus Route,**