

\$719,000 - 79 Kenton Street, West Perth (mitchell)

MLS® #X12457476

\$719,000

3 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

Mitchell, West Perth (mitchell), Ontario

This is your opportunity to own a LEGAL DUPLEX; live in one unit and rent the other as a mortgage helper or use the entire unit as a financial vehicle and generate a realistic cap rate in the 5.7% range. 1926 square feet of finished space above grade, 616 square feet offered for the basement unit with a separate side door entry. Two stairwells to the basement, one directly from outside and the second leading down to the mechanical room from the main floor unit. Quality finishes throughout the unit with 9 main floor ceilings and large windows making for a bright open space. A beautiful two-tone quality-built kitchen with center island and soft close mechanism sits adjacent to the dining room. The great room occupies the entire back width of the home with coffered ceiling details, and shiplap fireplace feature. LVP flooring spans the entire main level with quartz countertops throughout. The second level offers three spacious bedrooms, laundry, main bathroom with double vanity, and primary bedroom ensuite with double vanity and glass shower. The upper unit comes with 4 STAINLESS STEEL KITCHEN APPLIANCES AND STACKABLE WASHER DRYER already installed. The basement unit is a one bedroom, and features a recreation room, 3 pc bathroom and laundry and will be completed by the builder before closing offering the same quality of finishes as the main and upper levels. It comes with 3 large windows making for good natural light. It will also offer sound



proofing with Sonopan insulation between floors making for a comfortable living space. Surrounding the North Thames River, with a historic downtown, rich in heritage, architecture and amenities, and an 18 hole golf course. Its no wonder so many families have chosen to live in Mitchell. (id:6289)

Essential Information

Listing #	X12457476
Price	\$719,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	79 Kenton Street
Subdivision	Mitchell
City	West Perth (mitchell)
Province	Ontario
Postal Code	N0K1N0

Amenities

Amenities	Fireplace(s)
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	33 x 211 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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