

32 SAMUEL ST, KITCHENER, ON N2H 1P1, CANADA

<https://www.gtarealestates.com>

This legal two-unit home at 32 Samuel St in the heart of
Kitchener offers an incredible opportunity for investors, multi-
generational living, or homeowners looking for added income
potential in one of the city's most connected and walkable
locations. Situated just minutes from Downtown Kitchener, this
property places you steps from the ION LRT, GO Station,...

\$675,000

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



Rooms & Units Descr



RoomType1: Primary Bedroom
RoomLength1: 2.74
RoomDimensions1: 2.74 m X 3.76 m
RoomLevel2: Second level
RoomWidth2: 1.8
RoomType3: Kitchen
RoomLength3: 2.29
RoomDimensions3: 2.29 m X 3.71 m
RoomLevel4: Second level
RoomWidth4: 2.65
RoomType5: Bedroom
RoomLength5: 3.07
RoomDimensions5: 3.07 m X 3.28 m
RoomLevel6: Basement
RoomWidth6: 3.45
RoomType7: Utility room
RoomLength7: 3.65
RoomDimensions7: 3.65 m X 3.76 m
RoomLevel8: Basement
RoomWidth8: 2.13
RoomType9: Foyer
RoomLength9: 1.96
RoomDimensions9: 1.96 m X 4.19 m
RoomLevel10: Main level
RoomWidth10: 4.19
RoomType11: Dining room
RoomLength11: 3.56
RoomDimensions11: 3.56 m X 3.86 m
RoomLevel12: Main level
RoomWidth12: 3.76
RoomType13: Laundry room
RoomLength13: 1.25
RoomDimensions13: 1.25 m X 2.49 m
RoomLevel14: Main level
RoomWidth14: 2.9

RoomLevel1: Second level
RoomWidth1: 3.76
RoomType2: Office
RoomLength2: 2.36
RoomDimensions2: 2.36 m X 1.8 m
RoomLevel3: Second level
RoomWidth3: 3.71
RoomType4: Bathroom
RoomLength4: 1.55
RoomDimensions4: 1.55 m X 2.65 m
RoomLevel5: Second level
RoomWidth5: 3.28
RoomType6: Bedroom
RoomLength6: 5.21
RoomDimensions6: 5.21 m X 3.45 m
RoomLevel7: Basement
RoomWidth7: 3.76
RoomType8: Bathroom
RoomLength8: 2.79
RoomDimensions8: 2.79 m X 2.13 m
RoomLevel9: Main level
RoomWidth9: 4.19
RoomType10: Living room
RoomLength10: 3.45
RoomDimensions10: 3.45 m X 4.19 m
RoomLevel11: Main level
RoomWidth11: 3.86
RoomType12: Kitchen
RoomLength12: 3.56
RoomDimensions12: 3.56 m X 3.76 m
RoomLevel13: Main level
RoomWidth13: 2.49
RoomType14: Bathroom
RoomLength14: 2.46
RoomDimensions14: 2.46 m X 2.9 m



Location Details

City: Kitchener

Province: Ontario

Property Details

Levels: 2

Stories: 2

FrontageLength: 34 ft

Property Features

CommunityFeatures: Community Centre

HeatingFuel: Natural gas

Cooling: Central air conditioning

OpenParkingYN: False

AttachedGarageYN: True

PoolYN: False

WaterfrontYN: False

Heating: Forced air

CoolingYN: True

ParkingTotal: 2

GarageYN: True

CarportYN: False

ViewYN: False

Sewer: Sanitary sewer

Courtesy of

OfficeName: CENTURY 21 B.J. ROTH REALTY LTD.

Office ID: 282817

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 2

Heating: Forced air

Sewer: Sanitary sewer





Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

CarportYN: No

CoolingYN: Yes

Cooling: Central air conditioning

OpenParkingYN: No

GarageYN: Yes

PoolYN: No

CommunityFeatures: Community Centre

