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## Description

Taxes to be assessed. Live and invest in River Heights! Experience modern living and smart investing with this brand new 1549 sqft duplex. The welcoming main entrance opens to a convenient coat closet, powder room, and an inviting open-concept living area. The stunning kitchen features a 9-foot island with quartz waterfall countertops. Upstairs, the luxurious primary suite offers his and hers walk-in closets, a private Duradek balcony with tinted glass railings, and a spa-like 5-piece ensuite with dual vanity. Two 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, two bedrooms, one 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. Whether

you're looking for a stylish home with a mortgage helper or a smart investment opportunity, this duplex in sought-after River Heights delivers it all. 5 year builders warranty included!

\$709,900.00

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