

*Brought to you By:*



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# *146 Douglas Street Stratford*



*Fabulous Investment  
Opportunity*

*Being Offered at \$299,900  
Mls 072846*





*Fabulous Modern Kitchen*

*Large Formal Dining with Original Fireplace*



*A fabulous owner-occupied duplex in one of Stratford's finest neighbourhoods. This unique investment opportunity awaits the discriminating buyer. This well-maintained home has two large units. Both units feature a sun porch and separate garden sitting areas, as well as separate 100 amp hydro services. Rents have not been set so there is opportunity to set your own.*



*Main Floor Living Room*

*Large principal rooms, Stackable laundry, and private deck off kitchen, are a few of the convenient features of the main floor unit. This unit can be either a large one bedroom with sitting area or smaller two bedroom unit.*



*Private Garden*

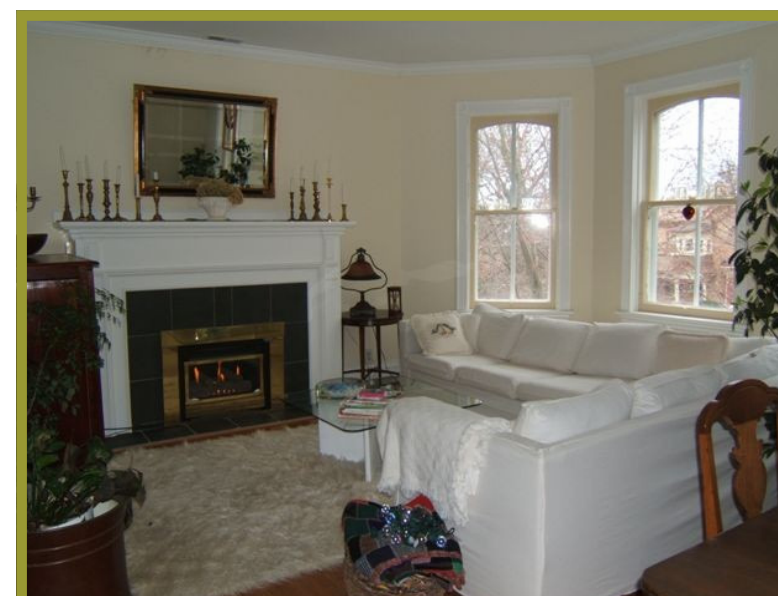
*The large, two bedroom, two bathroom upper unit features open concept principal rooms, gas fireplace, central air conditioning and functional, well-renovated kitchen.*



*Upper Unit Kitchen*

*The large, open concept upper unit lends itself well to entertaining.*

*With ample parking for 4 vehicles, this home is a true opportunity for an investor, young couple wanting to build equity or as a weekend pied-a-terre.*



*Upper Unit Living Room*

*Hide away in the back master suite. The upper unit features a private master with ensuite bath and sun-filled porch overlooking the back gardens.*



*Upper Unit Sun Porch*