



**All photos are an illustration of a previously completed build.**

## 1007 Lorette Avenue Winnipeg

\$649,900

The latest offering from luxury infill builder Paris Developments! Brand new 2 storey secondary suite/duplex. The main floor and basement consist of the main suite (1500 sq ft). Main floor is fully open living, kitchen and dining space with full custom kitchen cabinetry, bar/pantry area, large island, quartz, soft close cabinets, built in home office desk in the living space, 9 ft ceilings and pot lights throughout, + a main floor 2 pc bath. Downstairs has 3 bedrooms, 2 full bath and laundry room. Primary bedroom has walk-in closet and full ensuite. HUGE basement windows and 8.5 ft ceilings! Upstairs is the 768 sq ft 2 bed, 1 bath suite, fully self contained with all appliances and laundry (separate meters for the units too!) similar finishes as the main unit throughout. Also features a 8x5 balcony! Price includes: AC for both units, quartz throughout, all appliances, landscaping, concrete walkway, decks, piled & Delta wrapped foundation. Expected rents \$2000/m+ utils and \$1650/m+utils.. FOR INVESTORS!

Living Room 17 x 13'17  
 Two Piece Bath  
 Bedroom 8'58 x 9'67  
 Laundry Room 3'50 x 5'33  
 Dining Room 12'17 x 7'58  
 Four Piece Bath  
 Kitchen 14 x 13'17  
 Primary Bedroom 12'50 x 12'17  
 Four Piece Bath

Living Room 13'42 x 10'58  
 Bedroom 9 x 9'42  
 Laundry Room 5 x 5'42  
 Dining Room 12'50 x 13'70  
 Bedroom 8'58 x 9'67  
 Four Piece Ensuite Bath  
 Kitchen 8'08 x 10'92  
 Bedroom 9 x 9'42

Listing Presented By:



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