



The
Ellis
Team

FOR SALE

445 CENTENNIAL STREET

TY ELLIS PERSONAL REAL ESTATE CORPORATION • MONOPOLY REALTY

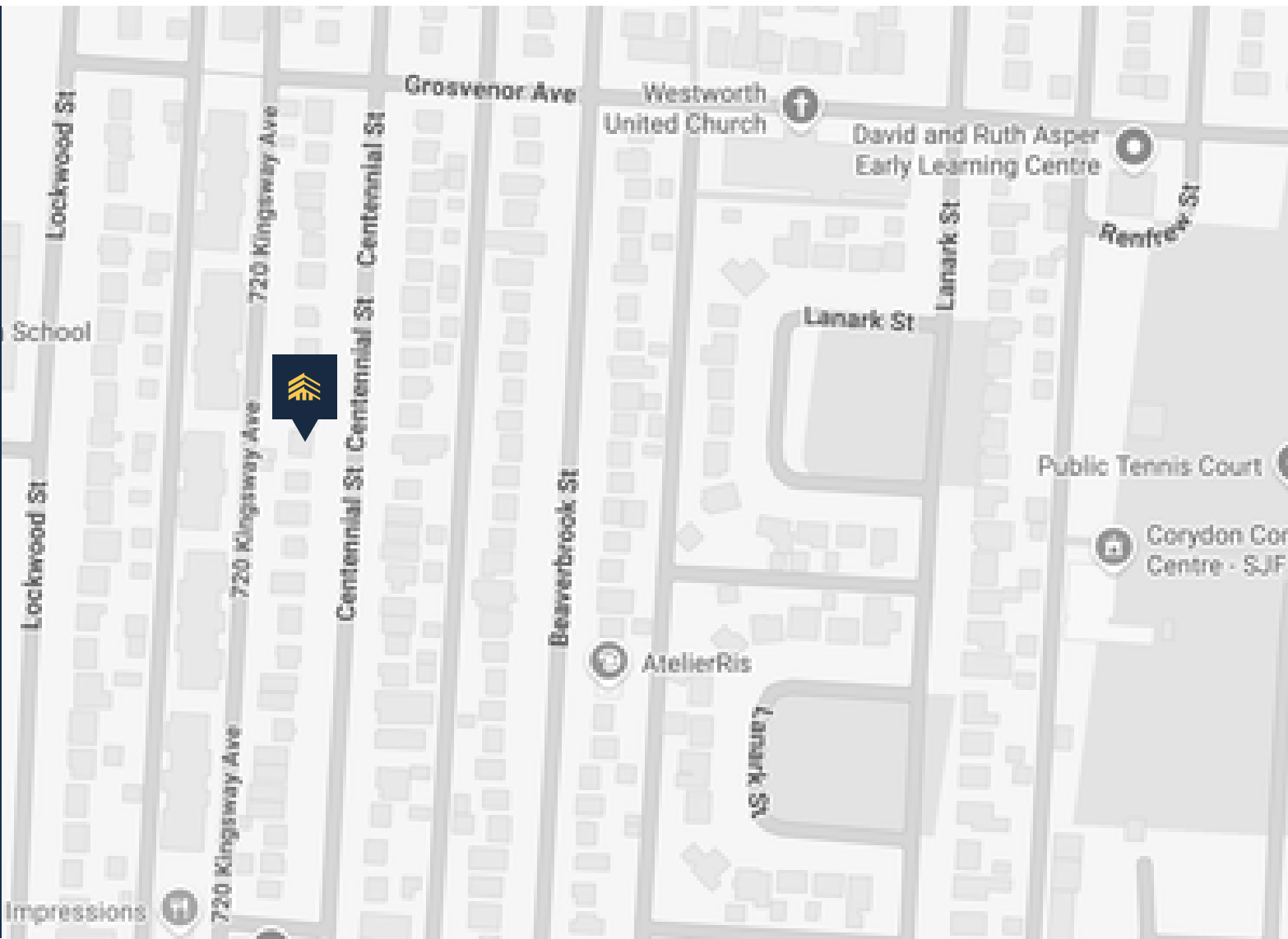
ABOUT THE PROPERTY

445 CENTENNIAL STREET

Stunning 1,549 sqft River Heights duplex! Ideal for investors, house-hacking or multi-generational living, this 5-bed, 3.5-bath home features a double garage and excellent income potential (projected rents: \$2,700/main, \$1,550/lower). The main unit (3-bed/2.5-bath) boasts forced-air heating and cooling—a massive premium upgrade! The bright living area features 9” luxury vinyl plank floors, a built-in fireplace, and glass stair railings. The chef’s kitchen dazzles with a 9’ double waterfall quartz island, pot filler, wine cooler, and upgraded appliances. The primary suite offers custom walk-in closets, a private balcony, and a spa-like ensuite with a freestanding tub. Two additional beds, a full bath, and custom laundry complete the upper level. The fully finished lower suite (2 bed/1 bath) includes an upgraded kitchen with a 5’ portable island. Both units are self-contained with separate water/hydro meters, plus dedicated split AC and baseboard heat for the lower level. Enjoy the front landscaping, a concrete porch, and a tinted-glass balcony. New home warranty included; ask your realtor about the government first-time homebuyer 5% GST rebate!



Neighbourhood	River Heights
Year Built	2025
Bedrooms	5
Bathrooms	3.5
Living Area	1,549 Sq. Ft.
Parking	Double Attached
Heating	Forced Air, Baseboard







The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.





BASEMENT LEVEL

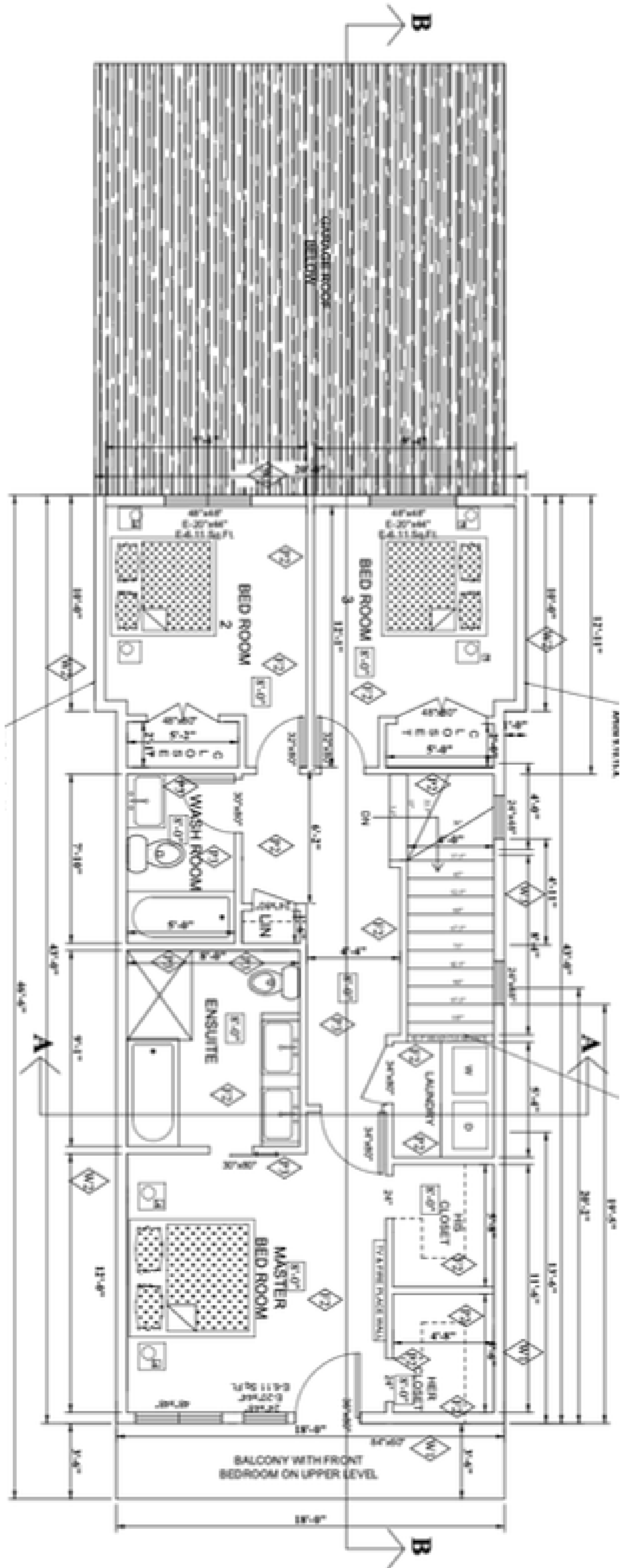


MAIN LEVEL



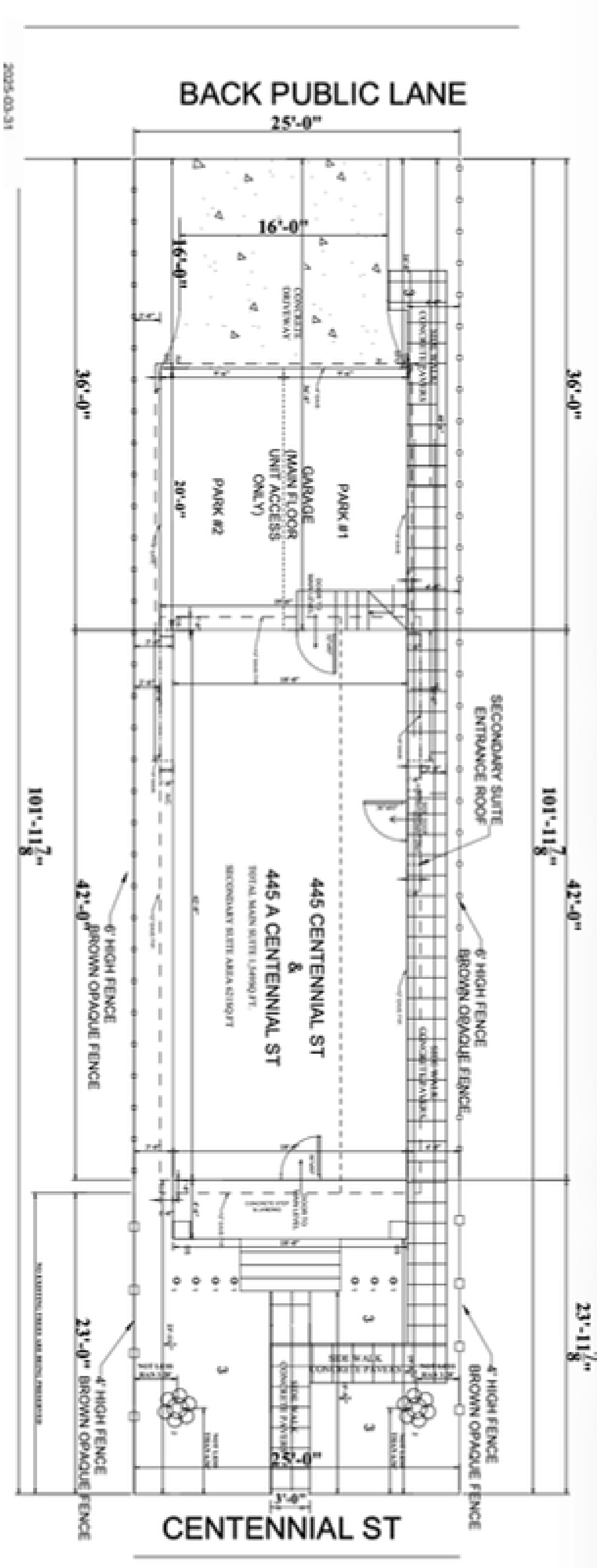
PLANS

UPPER LEVEL



PLANS

SITE PLAN





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