

WELCOME TO  
**91 Ray Street South**



**WOOLCOTT**  
REAL ESTATE



## Skillfully Rendered

Welcome to 91 Ray Street South in the Kirkendall neighbourhood, filled with character homes, and steps to the Locke Street District.



2,465 sqft



\$7,622/2023



6



3+1





## Spacious Beauty

This beautifully transformed home with original character from 1880 and modern upgrades gives you the best of both worlds.

Inside the main house has an open concept main level with calming white tones and high ceilings. You'll love the main floor primary bedroom and ensuite.





## Entertainer's Dream

The updated kitchen features quartz countertops, under cabinet lighting, stainless appliances, pendant lights and a large island for your charcuterie and wine nights. From the kitchen, bring your glass of wine to the private side deck.





## Perfectly Unique

Upstairs has 2 good sized bedrooms and a full bathroom.

Ultra-rare 2 two car garage with 700 square foot two bedroom apartment above it. Generate approximately \$2,000 a month in extra income.





## Room Measurements

### MAIN LEVEL

Eat-In Kitchen	22'6" x 16'3"
Dining Room	14'1" x 16'3"
Living Room	14' x 17'6"
Bedroom	10'8" x 8'6"
Primary Bedroom	9'9" x 14'
Ensuite	3-PIECE
Bathroom	2-PIECE

### UPPER LEVEL

Bedroom	12'2" x 18'10"
Bedroom	9'2" x 11'3"
Bathroom	4-PIECE

### ACCESSORY APARTMENT

Kitchen	16' x 11'
Living Room	18' x 12'
Bedroom	11' x 11'
Bedroom	11' x 11'
Bathroom	3-PIECE



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