

Raylawn Crescent | 02 Unit Conversion

Georgetown



Property Type: Detached Home with Basement Conversion

Project Overview:

This charming 2-bedroom main unit sets the stage for a smart and practical **duplex conversion**. The project involves the creation of a **2-bedroom legal basement apartment**, utilizing the home's existing side entry for independent access—making the transition seamless and code-compliant.

With approximately **790 sq. ft. of living space**, the property offers both comfort and convenience. Located just minutes from highway access and shopping amenities, it's ideally suited for both owner-occupants and renters seeking an easy lifestyle.

Scope & Strategy:

- Designed a **fully self-contained basement suite** featuring 2 bedrooms, a full kitchen, living space, and dedicated washroom.
- Utilized the existing **side entrance** to create a private, separated access point for the new unit.
- Implemented all Ontario Building Code requirements for secondary suites, including fire separations, egress, HVAC, and soundproofing.

Challenges Solved:

- Avoided costly structural modifications by leveraging the existing footprint and entry.
- Maximized usable basement space for tenant comfort and rentability.
- Ensured full compliance while maintaining minimal disruption to the main unit.

Investor/Homeowner Benefits:

- Added a legal second unit for passive rental income or multi-generational living.
- Boosted long-term property value and potential refinance options.
- Quick-to-market solution with strong rental appeal due to location and layout.

Current Status:

Design and permit complete. Construction completed!

