

Hackberry Trail | o2 Unit Conversion

Niagara Falls



Property Type: Single-Family Home | Legal Basement Conversion

New Unit Size: ~600 sq. ft. | 1 Bedroom + 1 Den | 1 Bathroom

Project Overview:

Located in a rapidly growing pocket of Niagara Falls, this spacious 4-bedroom, 3-bathroom home has been transformed through a **strategic duplex conversion**. By converting the previously **unfinished basement** into a **legal 1-bedroom + den apartment**, this home now offers increased flexibility for multigenerational living or income generation—all while maintaining the comfort of a modern detached home.

The new unit is approximately **600 sq. ft.**, designed for functional and efficient living. A pre-existing **side entrance** allowed us to minimize structural work and focus the budget on high-quality interior design and code compliance.

Scope & Strategy:

- Created a **self-contained basement suite** with 1 bedroom, 1 den, full bathroom, kitchen, and laundry
- Reused the **existing side entry** to meet OBC requirements for independent access
- Integrated fire separations, HVAC zoning, and soundproofing for legal second-unit approval
- Designed to maximize natural light, ceiling height, and usable square footage in a compact footprint

Challenges Solved:

- Delivered legal compliance without excavation or exterior modifications
- Balanced privacy and layout functionality within a tight 600 sq. ft. unit
- Maintained modern look and feel aligned with the rest of the home

Investor/Homeowner Benefits:

- Added a fully legal, low-maintenance income unit in a prime location
- Excellent tenant appeal with separate entrance and full in-unit amenities
- Located just minutes from the highway and major retail—strong demand from professionals and couples

Current Status:

Construction completed. Unit fully legalized and move-in ready.