



Royal LePage Wolle Realty
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Situated in the quaint village of Baden we introduce to you a **CUSTOM BUILT HOME** by Mountainview Homes which is nestled on a pie shaped lot on this crescent location near Goldschmidt Park with **NO BACKYARD NEIGHBOURS**. As you enter the covered entrance porch you are greeted by a large foyer with a den flanked to one side. Walk through the tiled foyer where you can access the garage entry along with a 2pc powder room. The main living area boasts a large living room with a **LINEAR GAS FIREPLACE** and custom stone mantle with views of the stunning backyard. The **UPGRADED KITCHEN** features flat panel tall cabinetry with crown molding and undermount lighting, tile backsplash, stainless steel gas stove and over the range microwave along with dishwasher and 2 door refrigerator. Ample counterspace is found here which flows through to the raised breakfast bar overlooking the main dining room with sliders to the 25' x 14' composite deck (2017) with access to the Hydropool Hot Tub off the side deck (2017). The backyard spans 70 ft across with iron rails offering views of the expansive fields. A board and batten garden shed is located within a fenced dog run area for your furry friends including weather pet doors leading from the interior through the garage door. Ascend to the upper floor which was originally a 4 bedroom model home converted to a 3 bedroom to accommodate 3 larger bedrooms including the primary bedroom with a **WALK-IN CLOSET** and upgraded 5pc ensuite bathroom with **DOUBLE VANITY** & a **6FT WALK-IN SHOWER** with dual shower heads. This floor is complete with 2 additional bedrooms, one with a full walk-in closet, a full oversized bathroom with dual linen closets and the 2nd floor laundry room. The unspoiled lower level awaits your designer finishing, complete with an HRV system, rough-in for a future bathroom and upgraded large windows. This home offers a fully insulated oversize garage 18' x 22' (increased length to accommodate full size vehicles). Located in the heart of Baden, this beautiful home offers the perfect blend of small-town charm and modern convenience. Just minutes away from Baden Public School, and nearby amenities like the Wilmot Recreation Complex, and quick access to Highway 7/8, Kitchener-Waterloo is just a short drive away.



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2024



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015



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THE RIZ TEAM
• REAL ESTATE PROFESSIONALS •

Welcomes you to

65 GOLDSCHMIDT CRESCENT
BADEN, ONTARIO, N3A 4S5

3 Bedroom | 2.5 Bathroom | 2,160 + Unfinished Bsmt 945 SqFt

Built in 2014 | Taxes 5,057.00/2025

Lot Size: 46.13 ft x 115.56 ft x 69.33 ft x 115.94 ft

www.65goldschmidt.ca

Not intended to solicit Sellers or Buyers currently under written contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



IMPRESSIVE FEATURES

- Custom Built by Mountainview Homes
- Amazing location within walking distance to Schools & Parks
- Main Floor wide entrance foyer
- Main Floor Den
- Original 4 bedroom plan changed to 3 larger bedrooms and 2nd floor laundry
- Upgraded ensuite with dual sinks and 6 foot walk in shower with dual shower heads
- Upgraded walk-in closet in master
- Oversized main bath with dual linen closets
- Additional walk-in closet in 2nd (rear) bedroom and oversize standard closet in 3rd (front) bedroom
- Carpet free main floor
- Upgraded Cabinetry and Crown Molding in Kitchen
- Raised breakfast bar, backsplash, undermount counter lighting, upgrade trim
- Stainless Gas Stove
- Linear gas fireplace with Custom Stone Mantle
- In wall wiring for surround sound
- 25' x 14' composite deck (2017)
- Hop-in 7 person Hydropool hot tub (2017) off side deck.
- 10 x 12 board and batten garden shed.
- Fully insulated oversize garage 18' x 22' (increased length to accommodate full size vehicles) Belt drive Chamberlain Garage Door Opener with remote notification.
- Additional man door with extreme weather pet door leading from garage to side yard, fully fenced and sectioned off dog run
- Located facing Parkette
- Close proximity to Baden Public School
- HRV System
- Water Softener
- Central Air & High Efficiency Gas Furnace
- Rough-in Bathroom in basement
- Exclusions - Wall Speakers & Sound Equipment in Living Room



The Village of Baden

Baden, Ontario, is a picturesque small town in Wilmot Township, just a short drive west of Kitchener-Waterloo. It offers a peaceful, family-friendly lifestyle with a strong sense of community, making it an attractive place to live for those seeking a balance between rural charm and suburban convenience. With a population of around 5,000, Baden retains its small-town feel while providing essential amenities such as grocery stores, local shops, restaurants, and the Wilmot Recreation Complex, which features an indoor pool, ice rinks, and sports facilities. The town is also home to excellent schools, including Baden Public School and Forest Glen Public School, with high school students typically attending Waterloo-Oxford District Secondary School. The town is known for its rich history, highlighted by Castle Kilbride, a stunning 19th-century mansion that now serves as a National Historic Site. Outdoor enthusiasts appreciate the area's scenic beauty, with opportunities for hiking in the Baden Hills, exploring trails along the Nith River, and enjoying parks and green spaces perfect for biking, running, and family outings. Commuting from Baden is convenient via Highway 7/8, providing easy access to Kitchener, Waterloo, and Stratford in under 30 minutes. While public transit options are limited, many residents work in nearby cities and enjoy the quieter pace of life in Baden. The town hosts a variety of community events throughout the year, from holiday markets to summer festivals, fostering a welcoming and engaging atmosphere. With its low crime rates, excellent quality of life, and blend of history, nature, and modern conveniences, Baden is an ideal place for families, retirees, and professionals looking for a slower, more relaxed lifestyle without sacrificing accessibility to urban centers.

Near By Amenities



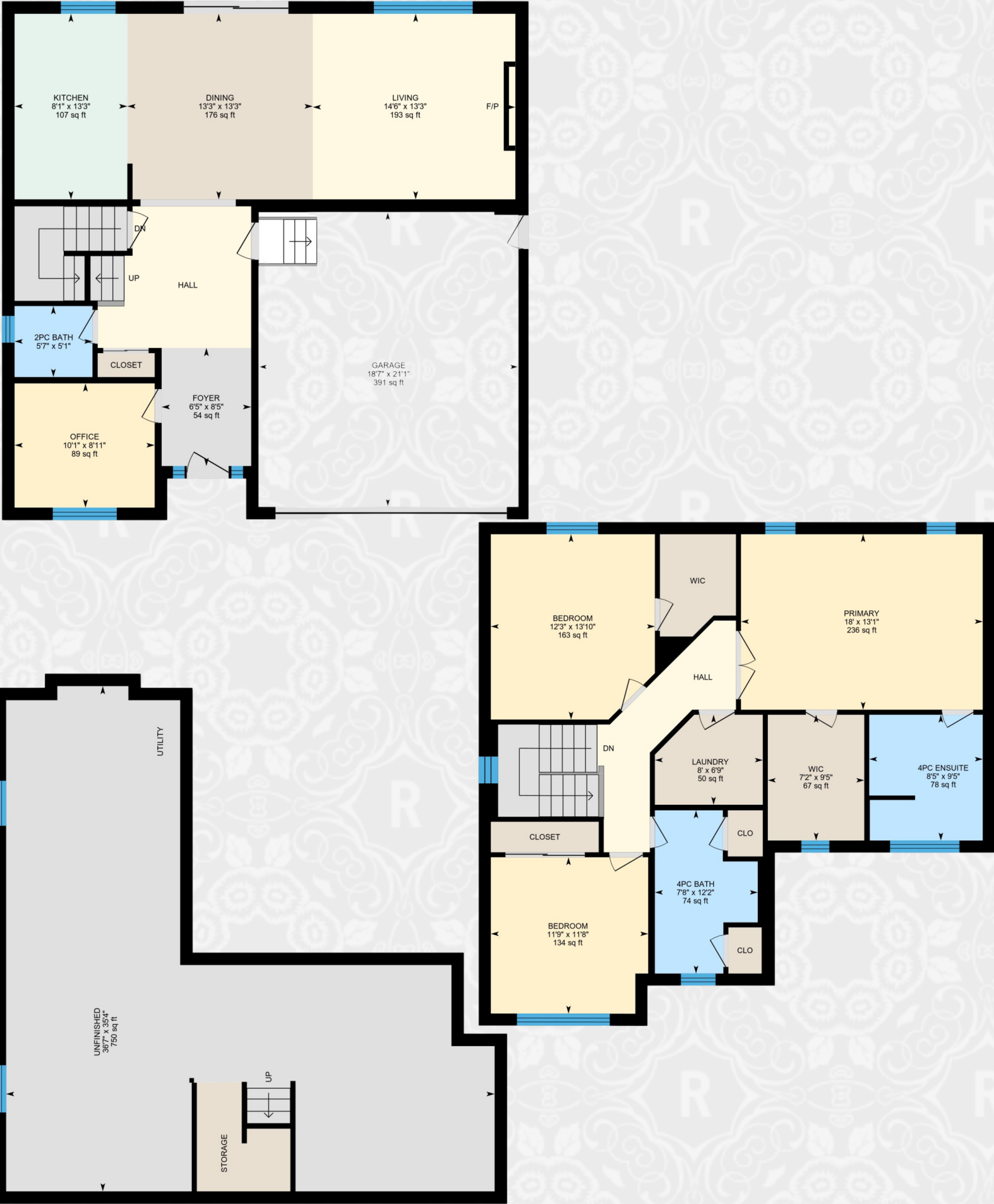
SCHOOLS

WATERLOO REGION DISTRICT SCHOOL BOARD
JK-8 Baden P.S. NOT BUSED
9-12 Waterloo-Oxford D.S.S. NOT BUSED

WATERLOO CATHOLIC DISTRICT SCHOOL BOARD
JK-8 Holy Family BUSED
9-12 Resurrection Catholic S.S. BUSED



FLOOR PLANS



NEIGHBOURHOOD

Goldschmidt Crescent in Baden, Ontario, is a family-friendly neighbourhood known for its spacious, modern homes and close-knit community. It offers easy access to Baden Public School and Waterloo-Oxford District Secondary School, making it ideal for families with children. The area features Goldschmidt Park, a local playground, and nearby Sir Adam Beck Community Park for outdoor recreation. Residents enjoy convenient access to grocery stores, restaurants, and essential amenities along Snyder's Road. While primarily car-dependent, the neighbourhood is bikeable and provides quick access to Kitchener and Waterloo via Highway 7/8. With its safe environment, great schools, and welcoming community, Goldschmidt Crescent is a sought-after place to live in Baden.

