



Royal LePage Wolle Realty  
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Welcome to The Barra on Queen, a prestigious residence that honors Kitchener's rich history, standing proudly on the site of the former Barra Castle. This stunning Opulence model offers 712 sq. ft. of elegantly designed living space, complemented by a 65 SQ. FT. SOUTHWEST-FACING BALCONY—ideal for relaxing with morning coffee or evening sunsets. The OPEN-CONCEPT LAYOUT provides versatility, whether you envision a cozy dining area or a functional home office, seamlessly connecting to a bright and inviting living room. The modern kitchen is a chef's delight, featuring QUARTZ COUNTERTOPS, a sleek GLASS BACKSPLASH, a center island, and AMPLE STORAGE. Additional upgrades include 9' CEILINGS AND IN-SUITE LAUNDRY for added convenience. Live in the Heart of Kitchener's Vibrant Downtown Core. Nestled in a tranquil, tree-lined neighborhood, The Barra on Queen offers the perfect balance of urban living without the hustle and noise. Just steps away, you'll find Victoria Park – A scenic oasis with walking trails, gardens, and year-round events. The Boathouse – A charming waterfront spot for dining and leisure. Iron Horse Trail – A beloved pathway for walking, cycling, and commuting. Kitchener Market – A local favorite for fresh produce, artisanal goods, and weekend brunch. Downtown Kitchener is a thriving hub with trendy cafés, craft breweries, boutique shopping, and cultural hotspots like the Centre in the Square for live performances. With easy access to the ION light rail, commuting across the region is effortless. Building Amenities for ELEVATED LIVING include a FITNESS CENTER for your wellness routine; a PARTY ROOM & OUTDOOR PATIO with BBQ for entertaining; BICYCLE STORAGE & DOG WASH STATION for convenience; Hotel-style guest suite for visiting friends & family; and a SECURE UNDERGROUND PARKING (one spot included). Experience sophisticated urban living in one of Kitchener's most sought-after condominium addresses. Your new home at The Barra on Queen awaits!



## A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2023



## Top Producing Sales Representative

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



# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

*Welcomes you to*  
**399 QUEEN STREET S., UNIT 210**  
**KITCHENER N2G 0C4**

1 Bedroom | 1 Bathroom | 712 SqFt  
Built in 2020 | Taxes: 2,863.87/2024  
Condo Fees: \$415.60

Condo Fees Include: Building Insurance, Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Property Management Fees, Water Heater

**[www.399queenunit210.ca](http://www.399queenunit210.ca)**

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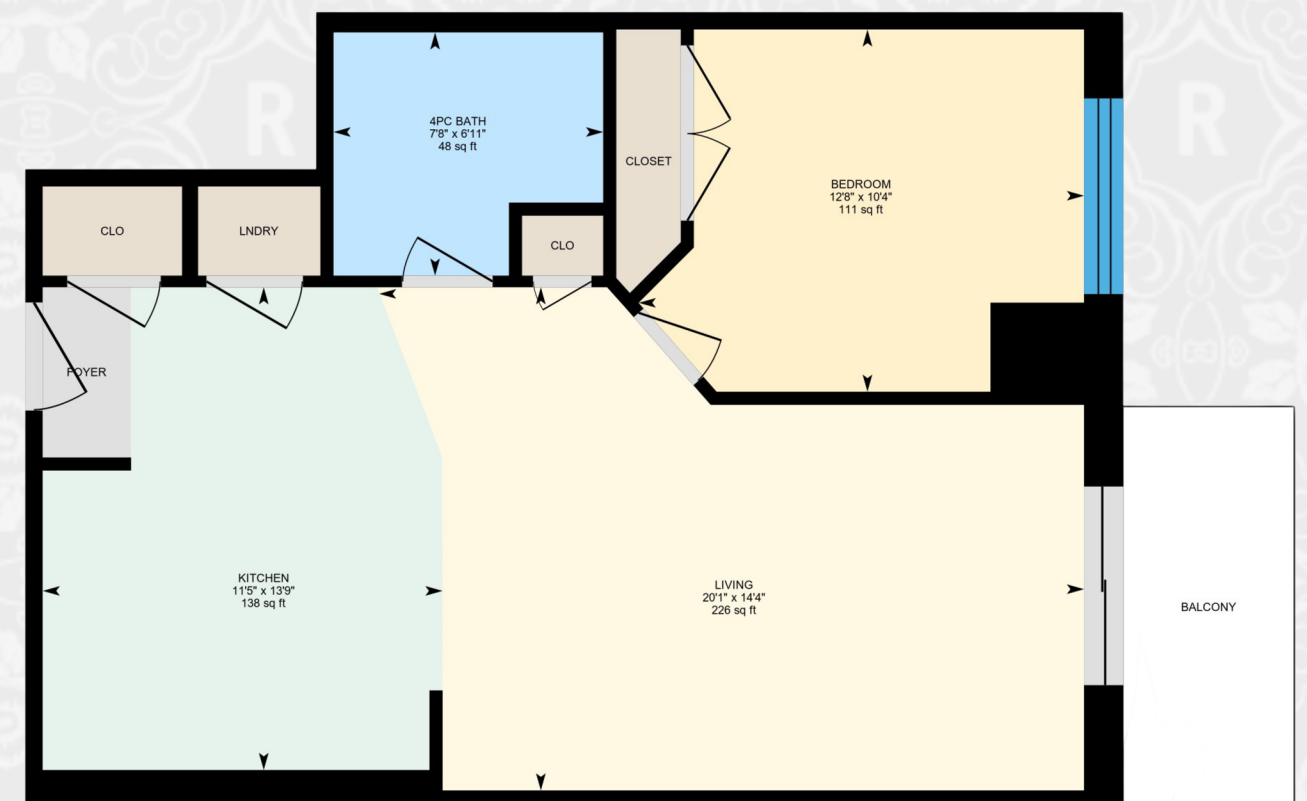




## IMPRESSIVE FEATURES

- Coat closet
- Modern kitchen
- Quartz counters
- Glass Backsplash
- Center Island
- 65 sq ft southwest facing Balcony
- 4 pc Bathroom
- 9 ft ceilings
- In-suite laundry
- Party room & outdoor patio w/ BBQ area
- Fitness center
- Bicycle storage
- Dog wash station
- Hotel-style guest suite
- 1 underground parking spot
- Water heater and softener are central units (condo fee)
- Boiler System used for heating and cooling
- Each unit is sub-metered for gas, hydro, water, heating, and cooling, allowing residents to monitor and control their utility usage

## FLOOR PLAN



## SCHOOLS

### Waterloo Region District School Board

JK-6	J. F. Carmichael P.S.
7-8	Courtland Avenue P.S.
9-12	Cameron Heights C.I.

NOT BUSED  
NOT BUSED  
NOT BUSED

### Waterloo Catholic District School Board

JK-8	St. Bernadette
9-12	St. Mary's Secondary School

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