



Royal LePage Wolle Realty  
71 Weber St. E, Kitchener, ON N2H 1C6  
519-578-7300



Step into the extraordinary with this stunning, nearly new Cachet-built home, WHERE LUXURY AND MODERN LIVING unite in perfect harmony. Nestled on a PREMIUM WALKOUT LOT, this exquisite 4-bedroom, 3.5-bathroom residence WELCOMES YOU THROUGH GRAND DOUBLE GLASS DOORS into a world of elegance. Gleaming tiled flooring, CUSTOM HARDWOOD STAIRS WITH SLEEK METAL RAILINGS, and ENGINEERED HARDWOOD FLOORS flowing throughout the main floor set the stage for sophistication. Soaring 9-foot ceilings AMPLIFY THE SPACIOUS LIVING ROOM, anchored by a cozy gas fireplace and seamlessly connected to the formal dining room—ideal for entertaining. THE CHEF’S KITCHEN IS A MASTERPIECE, boasting extended-height white cabinetry, INTRICATE GLASS ACCENTS, and a CUSTOM STAINLESS RANGE HOOD OVER A PROFESSIONAL GAS STOVE. Caesarstone Quartz Calacatta Nuvo countertops and a STRIKING CHARCOAL-TONED CENTER ISLAND elevate both style and function, while the dazzling chevron GLASS BACKSPLASH ADDS A TOUCH OF DESIGNER FLAIR. Step through the dinette sliders to your private deck and views of the yard, perfect for outdoor gatherings. Convenience meets luxury with a mudroom leading to the 2-car garage, COMPLETE WITH AN EV CHARGER ROUGH-IN. Upstairs, discover a SUNLIT LAUNDRY ROOM AND THE PRIMARY SUITE, featuring a coffered ceiling, expansive walk-in closet, and a spa-like ensuite with a RAISED DOUBLE QUARTZ VANITY, SOAKER TUB, AND GLASS-ENCLOSED SHOWER. Three additional bedrooms—two connected by a Jack & Jill bathroom and one with its own ensuite—offer ample space for family or guests. The LOWER LEVEL PRESENTS ENDLESS POSSIBILITIES with a sprawling walkout basement, rough-ins for additional laundry, and multi-generational living potential. Every detail in this home has been meticulously crafted, from its premium upgrades to its unbeatable location—just steps from Sken:nen Park and MINUTES FROM MAJOR HIGHWAYS. Don’t miss the chance to own this dream home in Generations, where luxury, convenience, and modern design come together for the ultimate living experience.



## 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*

**445 ROBERT WOOLNER STREET**  
**AYR, ONTARIO, N0B 1E0**

4 Bedroom | 3.5 Bathroom | 2,689 SqFt + 1,166 unfinished basement  
Built in 2024 | Taxes 5,804.00/2024  
Lot Size: 41.42 ft x 99.13 ft

**www.445robertwoolner.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

- 4 Bedroom, 3.5 bathrooms
- Jack n' Jill bathroom between 2 bedrooms
- Extra Sound Absorbing Insulation Between Primary Bedroom & 2nd Bedroom
- Central Air Conditioning
- Gas Line Rough-In To Kitchen
- 2nd Floor Laundry With Front Load Washer & Dryer Units
- Additional Laundry Facilities Roughed In The Basement, Including Acrylic Laundry Tub, Provisions For Washer And Electrical Receptacles For W/D
- Basement Bar Sink Rough-In
- Electrical Outlet In Soffit For Holiday Lights
- Electric Car Charger Rough-In Provided In Garage
- 2 Capped Ceiling Light Boxes Over Island For Pendant Lights with wall switch
- Upgraded 12x24 Tile Selections
- Cable And Cat5 Wiring Within Conduit
- Mirage Sweet Memories Engineered Hardwood ¾ X 5' Planks On Main Floor
- Bedrooms - Carpet Underpad Upgraded & Stain Master
- Tile Backsplash - Element Ice Chevron Gloss Glass (Anatolia)
- Extended Height White Kitchen Wall Cabinets, Island contrasting in Charcoal
- Corner Pie Cut Base Cabinet With Lazy Susan
- Pot And Pan Drawers Located Beside Each Other With Soft Close System
- Drawer Box Upgrade To Stainless Steel With Soft Close
- Soft Close Doors And Drawers Throughout
- Garbage Pullout
- Ceaserstone Quartz Calacatta Nuvo
- Stone Edge Counter Eased & Polished
- Upgraded Gold Kitchen Hardware
- Glass Doors On Either Side Of Chimney Hood Fan
- 36" High Vanities In Bathrooms
- Primary Ensuite Quartz Counter With Double Undermount Sinks
- Primary Ensuite Upgraded Tile Floors And Shower
- Stairs - Square Metal Pickets, Red Oak Handrail & Square Post
- Stained Railings, Pickets And Stringers
- Basement - Walk-Out
- 2 Car Garage





# Ayr/N. Dumfries Twp.

Living in Ayr, a picturesque village within North Dumfries Township, offers the charm of small-town Ontario with the convenience of being just minutes from larger urban centres like Kitchener, Cambridge, and the 401. This growing community is a hidden gem in the Region of Waterloo, attracting families, professionals, and retirees who are looking for a quieter, more relaxed pace of life without giving up access to modern amenities. Ayr has a welcoming, tight-knit atmosphere where neighbours know each other, kids play outside, and there’s a true sense of community spirit. Surrounded by rolling farmland, wooded trails, and close to the Grand River and several conservation areas, Ayr is also perfect for outdoor enthusiasts who love hiking, biking, paddling, or simply enjoying scenic views. The village itself is a beautiful mix of historic character homes and modern new builds, offering something for everyone—from first-time buyers to those seeking a more rural retreat. The area is also known for its good schools, local sports teams, and family-focused atmosphere, making it especially appealing for young families putting down roots. Though small in size, Ayr has all the essentials—grocery stores, a library, pharmacy, cafés, and even local gems like Willibald Farm Distillery just outside of town.



## Near By Amenities



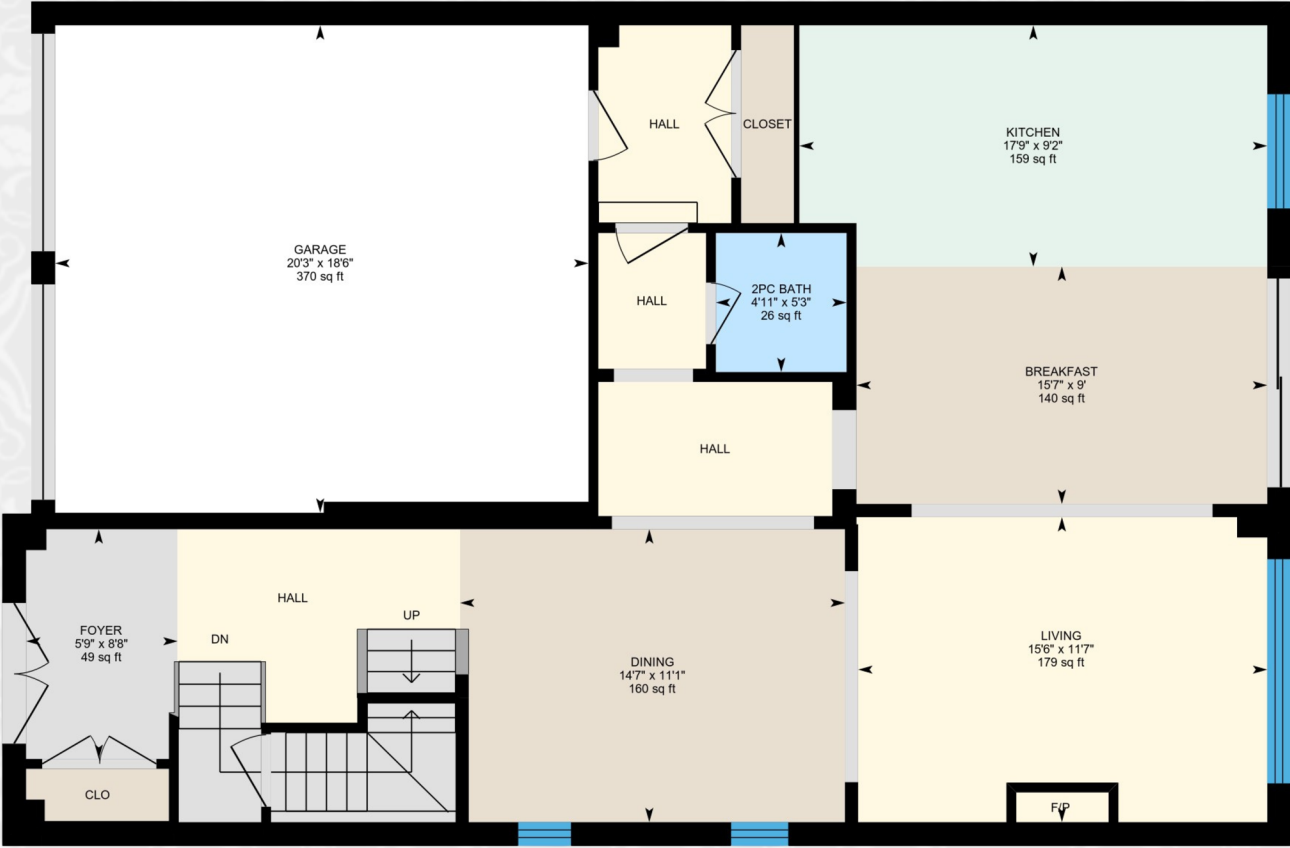
## SCHOOLS

Waterloo Region District School Board  
JK-8 St. Brigid BUSED  
9-12 Monsignor Doyle Catholic S.S. BUSED

Waterloo Catholic District School Board  
JK-8 Cedar Creek P.S. BUSED  
9-12 Southwood S.S. BUSED



# FLOOR PLANS



# NEIGHBOURHOOD

Living at 445 Robert Woolner Street in Ayr means enjoying a quiet, family-friendly neighbourhood in one of the village's newer subdivisions. Surrounded by modern homes with spacious layouts, private driveways, and nearby green space, this area is ideal for young families and professionals seeking a peaceful lifestyle. While most errands require a car, you're just minutes from Ayr's charming downtown, schools, parks, and local shops. The community has a relaxed, residential feel with walking paths, playgrounds, and a strong sense of neighbourly connection—all within easy reach of Kitchener, Cambridge, and the 401.

