



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



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2022



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2004-2015



ROYAL LePAGE
EXECUTIVE CIRCLE
AWARD 2022



ROYAL LePAGE
RED
DIAMOND
AWARD 2023



Nicole Shantz* Riz Jadavji* Team Lead Sherri Goodwin* Alex Cox-Assistant Dylan McComiskey*
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THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to
96 KENT STREET
CAMBRIDGE, ON N1S 4H2

3 Bedroom | 1.5 Bathroom | 1,267 + 469 = 1,736 SqFt

Built in 2000 | \$4,249.74/2025

Lot Size - 41.57 ft x 102.75 ft

www.96kent.ca



IMPRESSIVE FEATURES

- New kitchen cabinet doors
- New Quartz kitchen counters & backsplash
- New stove range
- New double sink
- New stove/oven
- California shutters throughout
- Main floor 2 pc bathroom
- Upstairs 4 pc family bathroom w/new tile around shower/tub
- Upstairs linen closet
- Finished basement with bonus room for office or guest bedroom
- New flooring in basement
- New furnace 2023
- New whole home heat pump 2023
- Water softener
- Water heater rental
- Two tier deck - Tops/stairs/railing redone in 2023
- New concrete backyard patio and side walkway
- Gazebo included with home
- New garage doors & openers
- Double car garage w/ rear door to backyard
- Double driveway
- Added insulation
- Central Vac (one outlet on main floor does not work)
- Shingles 2016 - Cambridge roofing (lifetime warranty on workmanship + Ltd Manufacturer warranty)

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6	Blair Road P.S.	BUSED
7-8	St. Andrew's P.S.	BUSED
9-12	Southwood S.S.	NOT BUSED

Waterloo Catholic District School Board

JK-8	St. Augustine	BUSED
9-12	Monsignor Doyle Catholic Secondary School	BUSED