



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



PREPARE TO BE AMAZED by the **STUNNING DUNMORE MODEL**—a spacious 3-BED, 3.5-BATH FREEHOLD TOWNHOUSE in the highly desirable Wallacetown Community of Huron Park! This elegant & modern home boasts 9FT CEILINGS, an OPEN-CONCEPT LAYOUT, and OVER 2,792 SQFT of generous living space—including a FINISHED BASEMENT with a COZY FIREPLACE, 3PC BATH, and PLENTY OF STORAGE! Step inside from the CHARMING COVERED PORCH into a TILED FOYER that flows into GORGEOUS HARDWOOD FLOORS, SUNLIT living and dining areas, and SLIDERS leading to your PRIVATE BACKYARD OASIS. The GOURMET CUSTOM KITCHEN is a SHOWSTOPPER, featuring TALL SHAKER CABINETS, GLOWING QUARTZ COUNTERTOPS, a DESIGNER HEXAGON BACKSPLASH, and STAINLESS APPLIANCES—including a GAS STOVE! The SPRAWLING CENTER ISLAND is perfect for ENTERTAINING or casual meals. Ascend the the ELEGANT OAK HARDWOOD STAIRS, discover THREE GENEROUS BEDROOMS, a FAMILY BATH, and a CONVENIENT LAUNDRY ROOM. The PRIMARY SUITE is a TRUE RETREAT, complete with a TRAY CEILING, WALK-IN CLOSET, and a SPA-LIKE ENSUITE featuring a DOUBLE QUARTZ VANITY, FREESTANDING SOAKER TUB, and GLASS-ENCLOSED TILED SHOWER. Plus, enjoy a 2PC POWDER ROOM and INTERIOR GARAGE ACCESS with DRIVEWAY PARKING. Located in the THRIVING Huron Park community, this home is steps from TOP-RATED SCHOOLS, SCENIC TRAILS, and RBJ SCHLEGEL PARK—making it PERFECT for families who love COMFORT, STYLE, and CONVENIENCE! DON'T MISS OUT—this is LUXURY LIVING at its FINEST!

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*
nicole@therizteam.com	riz@therizteam.com	sherri@therizteam.com	admin@therizteam.com	dylan@therizteam.com
519-591-7413	519-716-7253	519-589-6677	519-578-7300	519-897-4020



519.716.7253

riz@therizteam.com

www.therizteam.com

THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to
14 ROYWOOD STREET
KITCHENER, ON N2R 0S5

3 Bedroom | 3.5 Bathroom | 1,938+ 854= 2,792 SqFt
Built in 2023 | 4,965.37/2024

www.14roywood.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

- Freehold Townhome with NO Maintenance Fees
- Dunmore Model Home
- Single Car Garage w/door opener unit
- Front Entrance Foyer- Concorde Grey Polished tiles
- 3 ¼ Red Oak Engineered Hardwood Flooring in Living Room/Dining & Kitchen & upper hallway
- Sliders to backyard
- Custom Zebra Blinds throughout
- Designer crafted Kitchen by Frendel Kitchens w/tall upper shaker maple cabinetry
- Hexagon Designer Backsplash Tile
- Stainless Appliances - Gas Stove, Fridge, Dishwasher
- Built in Convection Microwave
- Iced White Quartz Countertops
- Stainless Canopy Range Hood
- Large Center Island overlooking main living area
- 3 Spacious Bedrooms with broadloom
- Generously sized Primary Bedroom w/walk in closet and tray ceiling
- Luxury Ensuite w/Mirolin Floating Tub & Frameless Glass Enclosed Tiled Shower w/double Vanity
- 2nd Floor Laundry Room
- 4pc Family Bathroom w/vanity, upgraded faucets
- Finished Basement w/high ceilings
- 3pc Bathroom in lower level
- Dimplex Electric Fireplace and mantle
- Oak Hardwood Staircase with square pickets
- Air Conditioner; Water Softener; HRV System
- Rental Hot Water Tank

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

- JK-6 Oak Creek P.S..
- 9-12 Forest Heights C.I.

NOT BUSED
BUSED

Waterloo Catholic District School Board

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

NOT BUSED
BUSED