

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 Wallaceton 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



Nicole Shantz\*

519-591-7413

## **Top Producing Sales** Representative

519-716-7253





519-578-7300



Alex Cox-Assistant Riz Jadavii\* Team Lead Sherri Goodwin\*

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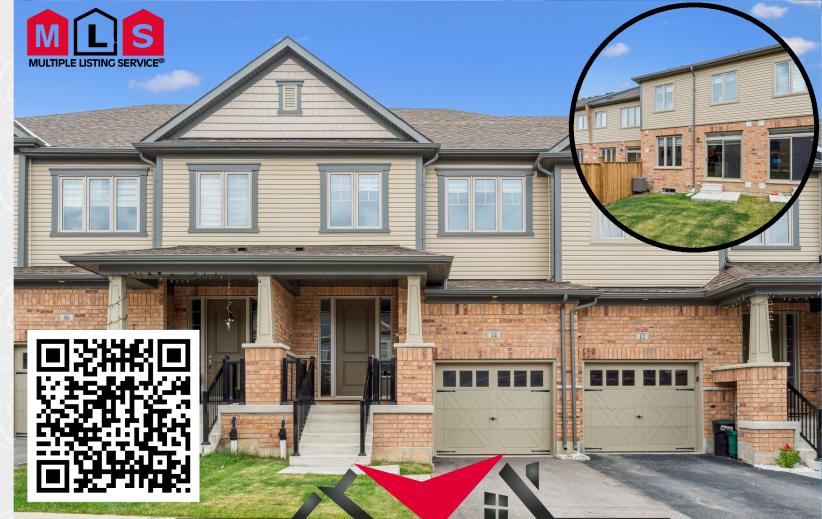


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# THE RIZ TEAM

• 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

























#### **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.

**Waterloo Catholic District School Board** 

JK-8 St. Josephine Bakhita9-12 St. Mary's Secondary School

NOT BUSED

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