



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



Welcome to 904 Rush Meadow Court—a stunning, MOVE-IN-READY FAMILY HOME nestled on a serene, tree-lined court in the highly sought-after Brigadoon neighborhood, in Kitchener’s vibrant south end, just moments from the peaceful STRASBURG WOODS NATURAL AREA. Step inside this fully finished, THOUGHTFULLY DESIGNED HOME, where space and style harmonize effortlessly. The bright and airy main floor welcomes you with an open-concept layout, where the kitchen seamlessly flows into the SPACIOUS LIVING AND DINING AREAS. Host UNFORGETTABLE GATHERINGS as you step through sliding doors to your fully fenced backyard oasis, complete with a generous entertainer’s deck—perfect for summer BBQs and outdoor relaxation. Practicality meets convenience with main-floor laundry, a powder room, and direct access to the DOUBLE-CAR GARAGE. Upstairs, discover three generously sized bedrooms, including two with walk-in closets, and a spacious cheater ensuite that blends elegance with everyday ease. The FULLY FINISHED LOWER LEVEL offers even more versatility with a large rec room and a full 3-piece bathroom—ideal for guests, a home gym, or a cozy entertainment space. Brigadoon is a TIGHT-KNIT COMMUNITY beloved for its scenic nature trails, lush parks, and family-friendly charm. With top-rated schools, shopping, dining, and quick 401 access, THIS LOCATION TRULY HAS IT ALL. Recent updates include a newer furnace & AC (2021) & also offers a water softener, and central vac system. More than just a house—this is a lifestyle. Whether you're drawn to the tranquil surroundings, the unbeatable location, or the thoughtful upgrades, this home delivers it all. Don't wait—your dream home at 904 Rush Meadow Court won't last long!



### 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



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*

**904 RUSH MEADOW COURT**  
**KITCHENER, ONTARIO, N2R 1K9**

3 Bedroom | 2.5 Bathroom | 1,670 + 773 = 2,443 SqFt  
Built in 2002 | Taxes 4,887.66/2024  
Lot Size: 40.85 ft x 112.08 ft

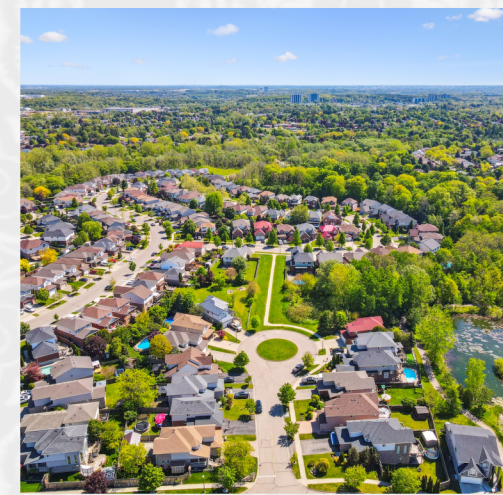
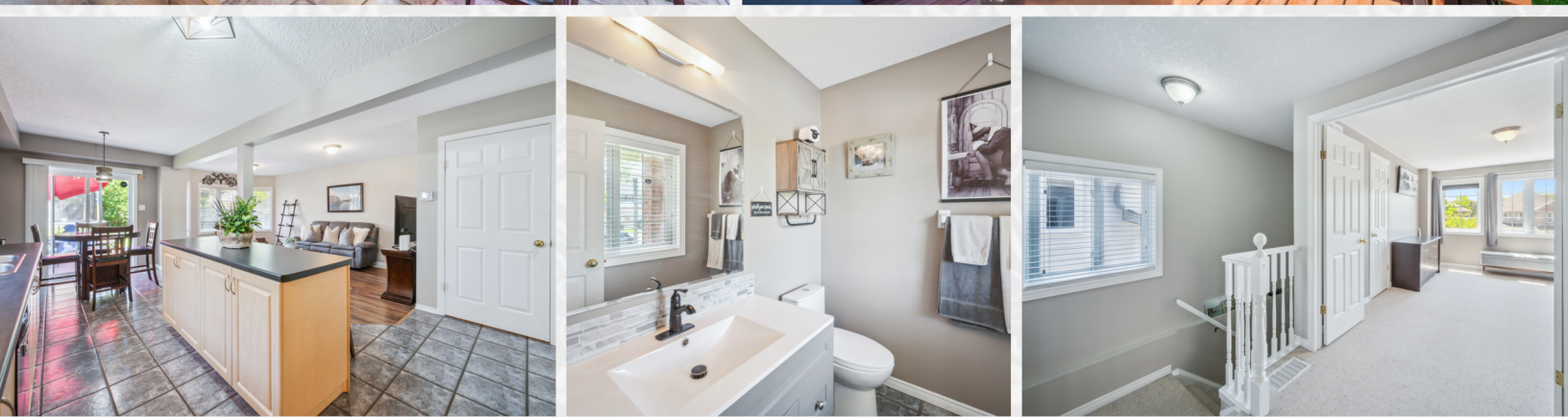
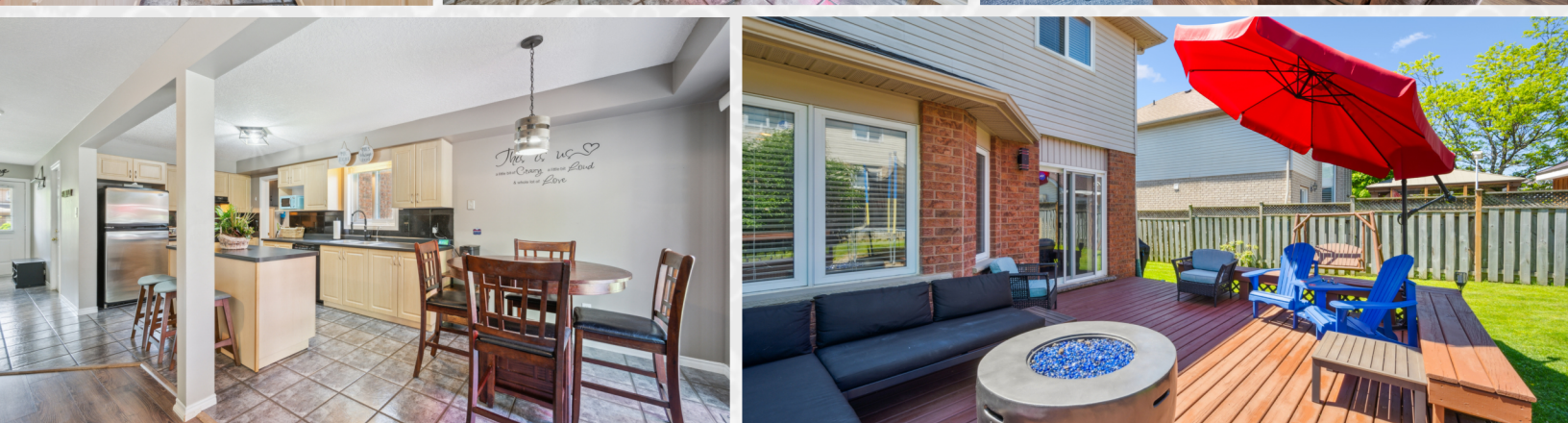
**www.904rushmeadow.ca**





## IMPRESSIVE FEATURES

- Brigadoon neighbourhood
- Sought After Court Location
- Double Car Garage
- Open concept main floor
- Large kitchen island
- Granite backsplash
- New lights in kitchen & dinette
- Smart lighting in kitchen, living room & primary bedroom
- Main floor laundry
- Updated main floor 2 pc bathroom
- Primary Bedroom w/ double door entry & cheater ensuite priveledge
- Walk-in closets in primary and second bedroom
- Finished Lower Level with recroom
- Cold room
- 3 pc Basement Bathroom
- Sliders to backyard Deck
- Fully Fenced Yard
- Shed
- Roof 2014
- Furnace & A/C 2021
- Owned Water softener
- Central vacuum & Accessories
- Auto Garage Door Opener
- All appliances included





# Brigadoon

Located at 904 Rush Meadow Court, this home is nestled in the sought-after Brigadoon neighbourhood in Kitchener’s southwest end. Known for its suburban charm and natural beauty, Brigadoon is a quiet, family-oriented community surrounded by green spaces like Brigadoon Woods and Strasburg Creek. Development in the area began in the late 1960s, with many homes built between the 1970s and 1990s. Today, the neighbourhood offers a mix of mature homes and newer builds, appealing to families and individuals looking for a peaceful setting with a strong sense of community. Quiet streets, nearby parks, and top-rated schools—including the modern Huron Heights Secondary School—make Brigadoon especially popular with families. While it offers a calm, residential feel, Brigadoon is also conveniently close to major roads such as Homer Watson Boulevard and Highway 401, making it easy to travel throughout the city and beyond. Public transit is available, though service may be less frequent due to the southern location. Residents enjoy access to a variety of amenities, including shopping centres, recreational facilities, and outdoor spaces like the Huron Natural Area, which features scenic trails, ponds, and wildlife. Living at 904 Rush Meadow Court means enjoying a perfect balance of nature, community, and convenience in one of Kitchener’s most welcoming neighbourhoods.



## Near By Amenities

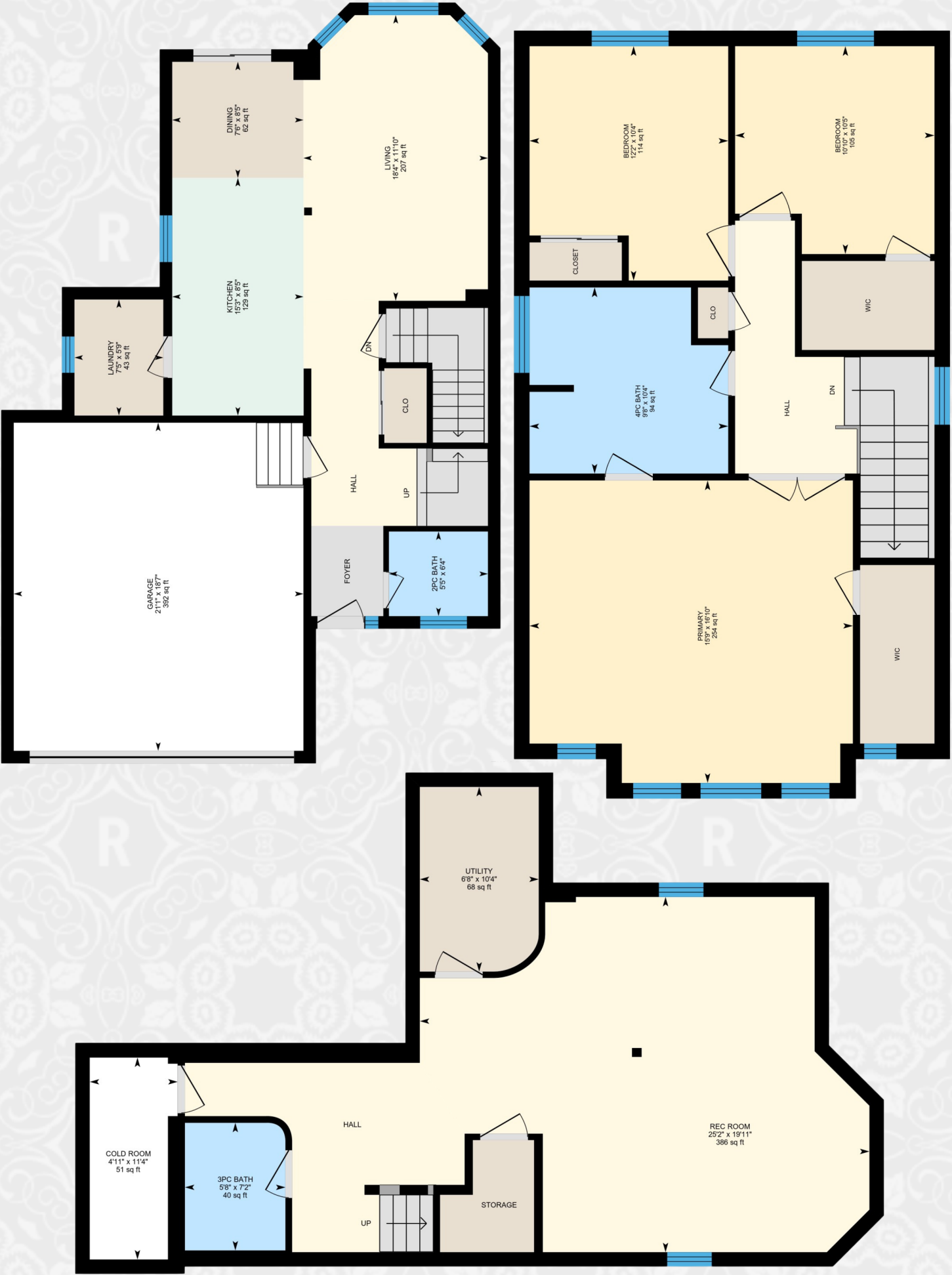


## SCHOOLS

Waterloo Region District School Board		Waterloo Catholic District School Board	
JK-6 Brigadoon P.S.	NOT BUSED	JK-8 St. Kateri Tekakwitha	NOT BUSED
7-8 Doon P.S.	BUSED	9-12 St. Mary's Secondary School	BUSED
9-12 Huron Heights S.S.	NOT BUSED		



# FLOOR PLANS



# NEIGHBOURHOOD

Known for their family-friendly atmosphere, natural beauty, and strong sense of community. This neighbourhood appeal to a diverse mix of residents, including families, young professionals, and retirees, thanks to their peaceful surroundings and convenient location near Highway 401. The neighbourhood offers easy access to parks, trails, and green spaces like Homer Watson Park and the Grand River, making them ideal for outdoor enthusiasts. Amenities such as the Pioneer Park Plaza and Library provide everyday essentials, though most errands and entertainment options require a car due to limited public transit. The area is also home to reputable schools and is conveniently located near Conestoga College’s main campus. Housing options range from established single-family homes to new townhome developments, offering a mix of charm and modern convenience. While the neighborhoods may lack a bustling nightlife or extensive shopping within walking distance, they make up for it with a tight-knit community feel and a safe, welcoming environment—perfect for those seeking a quieter, suburban lifestyle with easy access to the rest of the region.

