



Royal LePage Wolle Realty
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Situated in the PRESTIGIOUS RIVER RIDGE community, just moments from Kiwanis Park and the scenic Grand River trails, 163 Redtail Street presents an exceptional opportunity to own a meticulously upgraded custom built residence in one of Waterloo's most desirable enclaves. Offering over 5+2 bedrooms and 5+1 bathrooms, THIS EXPANSIVE OVER 5,200SQFT HOME has been thoughtfully enhanced WELL BEYOND BUILDER SPECIFICATIONS, showcasing refined finishes, structural upgrades, and CAREFULLY CURATED DESIGN ELEMENTS THROUGHOUT. A welcoming foyer sets the tone, seamlessly positioned beside an elegant formal dining area ideal for hosting. At the heart of the home, a breathtaking TWO-STOREY FAMILY ROOM COMMANDS ATTENTION with its SOARING 18-FOOT CEILINGS AND DRAMATIC WALL OF WINDOWS overlooking the rear yard, flooding the space with natural light and creating a striking architectural focal point. NINE-FOOT CEILINGS PAIRED WITH EIGHT-FOOT CUSTOM DOORS, upgraded trim, and detailed casework extend throughout all levels—including the fully finished lower level—establishing a consistent sense of scale and sophistication. The CUSTOM-DESIGNED GOURMET KITCHEN is a true showpiece, featuring premium two-tone 45-inch cabinetry with glass display shelving, Cambria quartz countertops, designer backsplash, pot-and-pan drawers, flip-up glass cabinets, and a dedicated walk-in pantry room. High-end appliances include a built-in cooktop, double wall ovens, and an impressive Frigidaire 72-inch extra-wide refrigerator and freezer—perfectly suited for both daily living and entertaining at scale. The main floor also OFFERS A PRIVATE DEN, a well-appointed laundry room, and a two-piece powder room with convenient access to the double-car garage, complete with a side man door. Upstairs, HARDWOOD IRON RAILED STAIRS lead to a thoughtfully designed upper level featuring TWO PRIMARY SUITES, each with its own ensuite bathroom and walk-in closet—an ideal arrangement for multi-generational living or added guest privacy. THREE ADDITIONAL SPACIOUS BEDROOMS complete this level, complemented by a Jack-and-Jill bathroom and a fourth full family bath, ensuring comfort and convenience for the entire household. The FULLY RENOVATED LOWER LEVEL expands the living space even further, offering a generous recreation and games area, TWO ADDITIONAL BEDROOMS, AND A FULL BATHROOM—perfect for extended family, guests, or flexible lifestyle needs. Strategically positioned just minutes from Uptown Waterloo, Downtown Kitchener, both universities, and with effortless access to the expressway, this location blends tranquility with connectivity. Surrounded by premium amenities, shopping, schools, and the natural beauty of KIWANIS PARK AND THE GRAND RIVER, this home delivers an unmatched combination of space, layout, craftsmanship, and setting. A rare offering in a premier neighbourhood—designed to elevate family living at every level.

A Top Tier Sales Team Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025

#1

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THE RIZ TEAM
•REAL ESTATE PROFESSIONALS•

Welcome You to
163 REDTAIL STREET

KITCHENER, ONTARIO, N2K 0E4

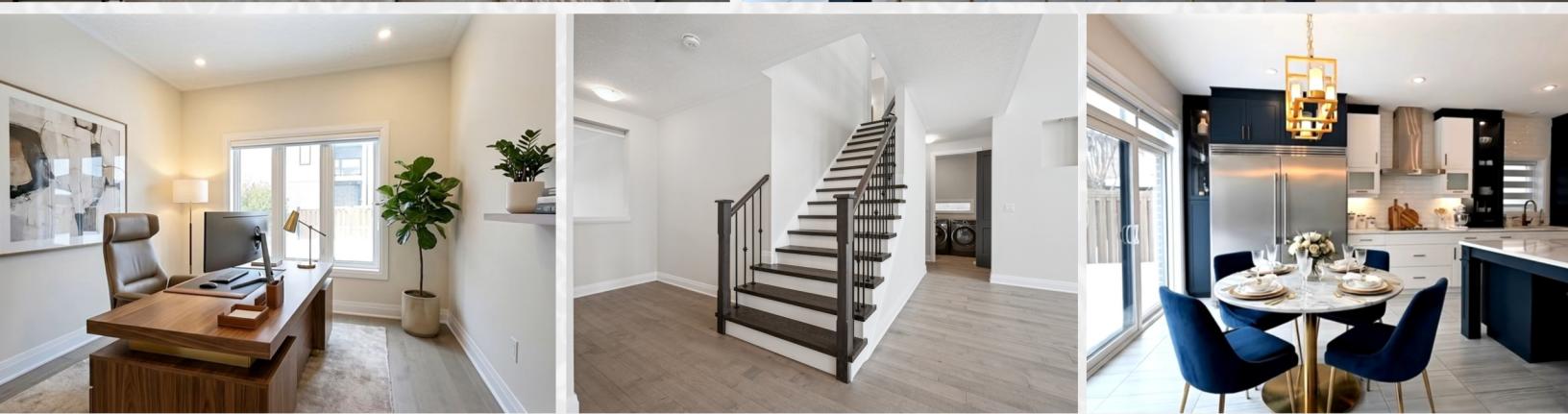
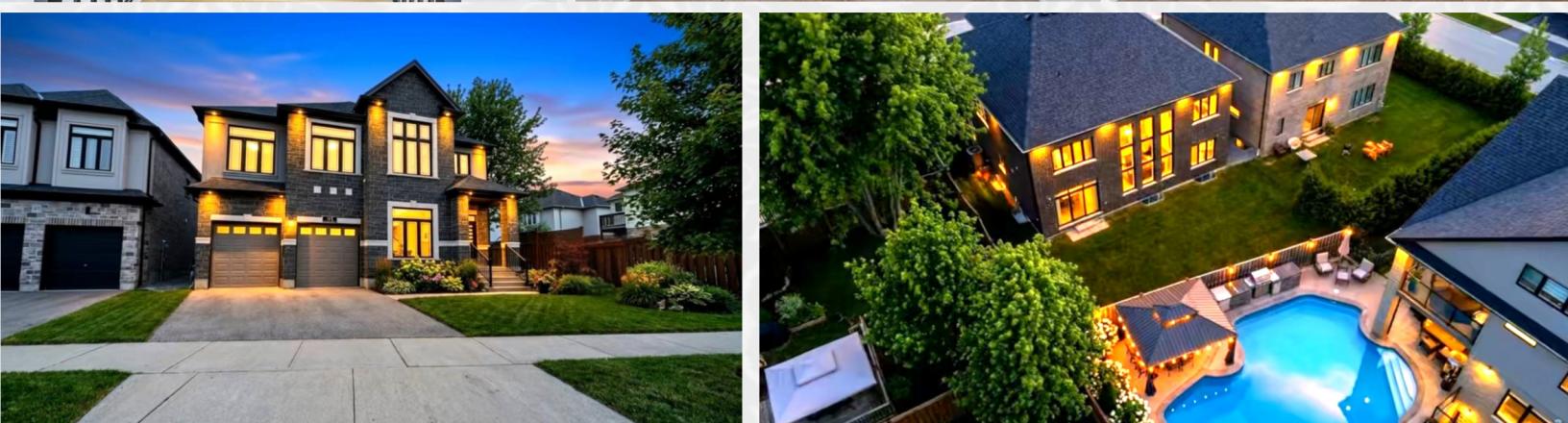
5+2 Bedroom | 5.5 Bathroom | 3,651 SqFt + 1,614 SqFt = 5,265 SqFt

Built in 2022 | Taxes \$9,767.94/2025

Lot Size: 55.91 ft x 99.74 ft (0.13 acres)

www.163redtail.ca

IMPRESSIVE FEATURES



- Energy Star Rated home with upgraded Venmar CR12 ERV ventilation system (in lieu of standard HRV)
- 9 ft ceilings throughout all floors
- Soaring 18 ft two-storey family room with 9 upgraded windows
- Premium contemporary stone elevation with full brick on sides and rear
- Oversized premium windows throughout main and second floors
- Five oversized triple-pane basement windows for exceptional natural light
- Extra-wide patio door with transom
- Man door in garage for convenient side access
- Heavy-duty upgraded air conditioning system
- 1½" conduit for future wall-mounted TV with additional receptacle in family room
- Premium custom cabinetry featuring pie-cut corners, pot & pan banks, 6" drawers & flip-up glass cabinets
- Custom two-tone cabinet finish
- 45" upgraded upper cabinets
- Custom glass cabinetry with glass shelves
- Cambria Group 6 quartz/granite countertops with 1¼" edge profile
- Brand new designer backsplash
- Franke Peak PKG160 granite undermount sink
- Moen STō One-handle pull-down kitchen faucet
- 72" extra-wide fridge & freezer
- Double wall oven & cooktop combo with 240V receptacle
- Fully upgraded pot & pan drawers
- Undercabinet light valance with 24 LED Luminz T-5 lighting
- American Standard H2Option dual-flush right-height elongated toilets with soft-close seats
- Moen Chateau toe tester spouts in showers
- Diamond ceramic floor tiles in all bathrooms
- Fully tiled showers with premium mosaic flooring
- Premium mosaic fully tiled-to-ceiling feature washroom
- Brand new faucets in all washrooms
- Quartz countertops with backsplash in all bathrooms
- Custom cabinetry in all bathroom vanities
- Eleven 8 ft interior doors (in lieu of standard 6'8")
- Premium Knight Armour paint finish with custom trim
- Tavaris gripset & Sydney Square lever hardware with San Clemente gripset
- Pantry French door with 1-lite tempered glass
- Two-tone premium wooden staircase
- Oak railings with iron pickets
- High-quality built-in pot lights with proper framing (interior & exterior)
- Fridge water line installed; Zebra blinds throughout
- Primary bedroom: Walk-in closet & Luxury 5 piece ensuite (Double sinks, freestanding tub, shower w/glass door)
- Second primary: Walk-in closet, 3 piece ensuite (Shower w/ glass door, single sink)
- Third & Fourth bedroom share a Jack n Jill 4 piece bathroom (Tub/shower combo & single sink)
- Fifth bedroom: Walk-in closet
- Plus additional 5 piece bathroom (Tub/shower combo & double sinks)
- Finished basement w/ 9 foot ceiling height
- Rough in's for kitchen complete
- Full Brick Home with Stucco Accents
- Direct detect to Kitchener Fire Department

River Ridge near Kiwanis Park

Nestled along the scenic Grand River corridor, River Ridge in the sought-after Kiwanis Park community offers the perfect blend of nature and modern living. Steps from the beautiful Walter Bean Grand River Trail, residents enjoy kilometres of walking, biking, and year-round outdoor recreation right at their doorstep.

This growing neighbourhood features thoughtfully designed homes surrounded by green space lots, with a proposed future school adding even more long-term value and convenience for families. With parks, trails, and easy access to amenities, River Ridge is ideal for couples looking to establish roots and families seeking a safe, connected, and active lifestyle in one of Kitchener's most desirable pockets.

A true balance of community, nature, and everyday convenience.



Near By Amenities



BECHTEL PARK



SCHOOLS

Waterloo Region District School Board

JK-6	Lexington P.S.	BUSED
7-8	Margaret Ave P.S.	BUSED
9-12	Bluevale C.I S.S.	BUSED

Waterloo Catholic District School Board

JK-8	St. Matthew Catholic School	BUSED
9-12	St. David Catholic S.S.	BUSED

FLOOR PLANS

NEIGHBOURHOOD



River Ridge – A Refined Riverside Community

River Ridge offers a distinctive lifestyle defined by architectural elegance, quiet crescents, and a strong sense of community. Positioned near Kiwanis Park and the Grand River, this enclave blends upscale living with natural surroundings, creating a setting that feels both established and forward-thinking. Residents enjoy seamless access to the Walter Bean Grand River Trail system, providing a natural extension of their backyard for cycling, jogging, and scenic walks. The neighbourhood's planned green space corridors and future school site enhance its long-term appeal, reinforcing its reputation as a smart investment as well as a wonderful place to call home.

With its modern streetscapes, proximity to amenities, and peaceful riverside character, River Ridge attracts professionals, couples, and growing families seeking a well-balanced, community-oriented environment in one of Kitchener's most desirable east-end locations.

