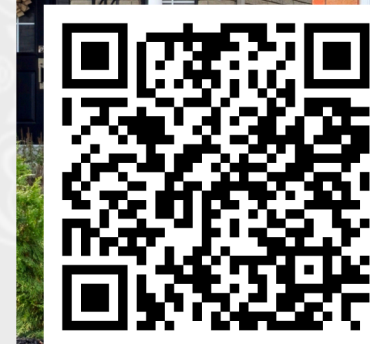




Royal LePage Wolle Realty
71 Weber St. E, Kitchener, ON N2H 1C6
519-578-7300



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



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THE RIZ TEAM
• REAL ESTATE PROFESSIONALS •

Welcomes you to
140 VERONICA DRIVE
KITCHENER, ON N2A 2R9

3 Bedroom | 1.5 Bathroom | 1,561 Sq Ft + 667 unfinished basement

Built in 1999 | \$4,192.07/2025

Lot Size - 35.02 ft x 126.66 ft

www.140veronica.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

- Cherry stained Oak kitchen cabinets w/display cabinet accents
- Crown molding above kitchen cabinets
- Under mount valence & lighting
- Tile backsplash
- Stone countertops
- New Bosch Dishwasher (Feb 2025)
- New Samsung Fridge (Oct 2023)
- Large dining area w/sliders to backyard
- Light fixtures in Dining area (April 2025)
- Updated main floor powder room
- Upstairs 3 bedrooms
- Upper floor laundry room
- Updated 4 pc bathroom (2021) - oversized glass shower, soaker tub, & a double sink vanity w/ a cheater door to the primary room
- Primary bedroom - large walk in closet, oversized windows & double door entrance
- Large fenced backyard
- New deck installed (2021) gazebo with covering
- Double wide driveway
- Large 1.5 car garage w/ auto opener
- New Samsung Washing Machine (Oct 2024)
- Water softener system (2022)
- Driveway/porch/landscaping - stamped concrete (July 2025)
- Cold room
- Shed

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6	Howard Robertson P.S.
7-8	Sunnyside P.S.
9-12	Eastwood C.I.

NOT BUSED
BUSED
NOT BUSED

Waterloo Catholic District School Board

JK-7	St. Patrick
8	St Daniel
9-12	St. Mary's Secondary School

NOT BUSED
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