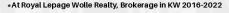


Royal Lepage Wolle Realty 71 Weber St. E, Kitchener, ON N2H 1C6



Welcome to 140 Veronica Drive. This BEAUTIFULLY UPDATED 3-bedroom, 2-bathroom family home perfectly blends comfort, style, and functionality in a PRIME LOCATION. The main floor is warm and inviting, featuring an UPGRADED KITCHEN with elegant display accents, crown moulding, under-valence lighting, tile backsplash, and STONE COUNTERTOPS. The kitchen is complete with newer stainless-steel appliances, including a Bosch dishwasher (2025) and Samsung fridge (2023). The spacious dining area offers plenty of room for family gatherings and leads to the backyard through sliding doors, enhanced by new light fixtures (2025). The main floor also includes an updated powder room and a bright family room with updated flooring. Upstairs you'll find THREE GENEROUS BEDROOMS, a convenient upper-level laundry, and a stunning 5-piece bathroom (updated in 2021) showcasing an OVERSIZED GLASS SHOWER, relaxing SOAKER TUB, and DOUBLE-SINK VANITY with a cheater door to the primary bedroom. The primary bedroom impresses with a DOUBLE-DOOR ENTRY, oversized windows flooding the space with light, and a LARGE WALK-IN CLOSET. Step outside to your PRIVATE BACKYARD, complete with a SPACIOUS DECK (2021), and full fencing for privacy—ideal for entertaining or relaxing outdoors. The double-wide driveway and large 1.5-car garage with AUTOMATIC OPENER and inside entry provide ample space for parking and storage. Additional updates include a water softener system (2022), and brand new stamped concrete driveway, porch, and landscaping (2025). Imagine spending your days exploring scenic trails, skiing at Chicopee Hill, or strolling along the Grand River, all just moments from your doorstep. With quick connections to Highway 401 and the 7/8, your commute is effortlessly simplified. Every detail has been thoughtfully updated and maintained—simply move in and enjoy!

### A Top Tier Sales Team





## **Top Producing Sales** Representative









519-591-7413

Riz Jadavii\* Team Lead Sherri Goodwin\*

519-716-7253

519-589-6677

Alex Cox-Assistant

519-578-7300

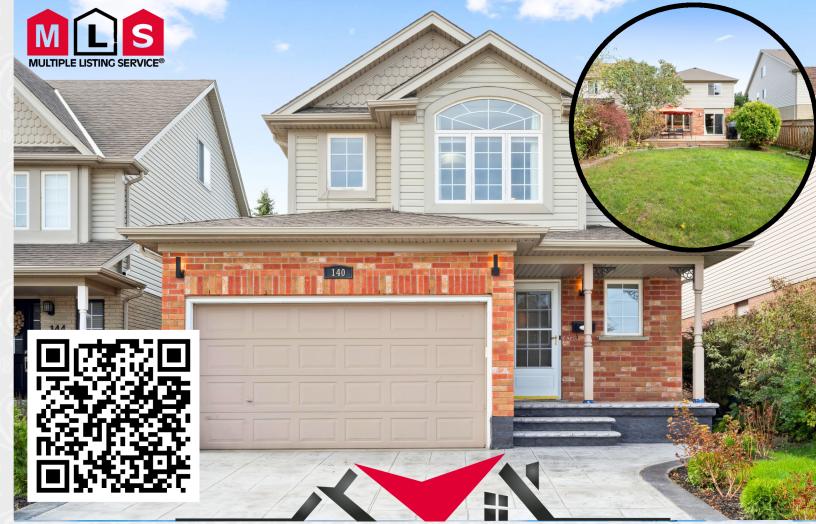
Dylan McComiskey\* nicole@therizteam.com riz@therizteam.com sherri@therizteam.com admin@therizteam.com dylan@therizteam.com 519-897-4020



519.716.7253

riz@therizteam.com

www.therizteam.com





# 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











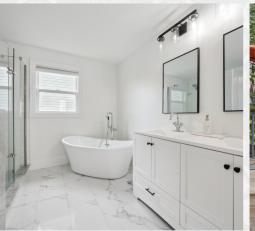
















#### **IMPRESSIVE FEATURES**

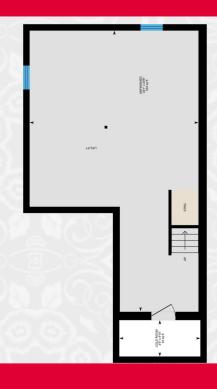
- Cherry stained Oak kitchen cabinets w/display cabinet accents
- Crown molding above kitchen cabinets
- Under mount valence & lighting
- Tile backsplash
- Stone countertops
- New Bosch Dishwasher (Feb 2025)
- New Samsung Fridge (Oct 2023)
- Large dining area w/sliders to backyard
- Light fixtures in 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 • Shed 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

#### **FLOOR PLAN**







## SCHOOLS

#### **Waterloo Region District School Board**

JK-6	Howard Robertson P.S.	NOT BUSED
7-8	Sunnyside P.S.	BUSED
9-12	Eastwood C.I.	NOT BUSED

#### **Waterloo Catholic District School Board**

JK-7	St. Patrick	NOT BUSED
8	St Daniel	BUSED
9-12	St. Mary's Secondary School	BUSED