



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



Nestled in the desirable Doon Village, this stunning 3 bed, 2.5 bath townhome offers an UNPARALLELED BLEND OF SPACE, SERENITY, AND MODERN ELEGANCE with a stone/brick exterior and many other upgrades abound. With over 2000 square feet, this residence is a rare find, BACKING DIRECTLY ONTO LUSH, PROTECTED FOREST VIEWS that provide a breathtaking, private backdrop from multiple rooms. Step through the COVERED PORCH INTO A BRIGHT AND WELCOMING FOYER, where 9-foot ceilings and gleaming ENGINEERED HAND-SCRAPED HARDWOOD FLOORS and tiled flooring in all wet areas which guide you through the open main level, ILLUMINATED BY STYLISH POT LIGHTING. The heart of the home is a chef's dream kitchen, upgraded with stunning quartz countertops, tall maple cabinetry, a tiled backsplash, and a gas stove with a professional ventilation hood. The CENTRE ISLAND PENINSULA overlooks the sunny dinette area, where sliding glass doors open to a deck—perfect for morning coffee or evening entertaining while immersed in nature's tranquility. Host memorable gatherings in the formal dining room, and relax in the living room, BATHED IN NATURAL LIGHT FROM LARGE WINDOWS framing those gorgeous forest views. Retreat upstairs to a primary bedroom suite that feels like a true sanctuary, featuring a DOUBLE-DOOR ENTRY, TWO WALK-IN CLOSETS, AND A LUXURIOUS ENSUITE complete with a jetted tub and a glass-enclosed tiled shower. Two additional bedrooms, a full family bathroom, and a CONVENIENTLY LOCATED LAUNDRY ROOM complete this level. The lower level rec room, with its cozy gas fireplace, offers versatile space for relaxation and fun, while a large storage/utility room with a rough-in bathroom presents an amazing opportunity for future expansion. Added perks include an attached garage and MINIMAL COMMON ELEMENT FEES. Embrace a lifestyle of ultimate convenience with proximity to top schools, Conestoga College, Highway 401, parks, trails, and new shopping plazas. With light rail transit providing quick access to the University of Waterloo and Laurier, this remarkable home perfectly epitomizes modern living and incredible value.

**A Top Tier Sales Team**

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2022



ROYAL LePAGE  
EXECUTIVE CIRCLE  
AWARD 2022



**Top Producing Sales Representative**

\*At Royal LePage Wolle Realty, Brokerage in KW 2004-2015



- Nicole Shantz\* nicole@therizteam.com 519-591-7413
- Riz Jadavji\* Team Lead riz@therizteam.com 519-716-7253
- Sherri Goodwin\* sherri@therizteam.com 519-589-6677
- Alex Cox-Assistant admin@therizteam.com 519-578-7300
- Dylan McComiskey\* dylan@therizteam.com 519-897-4020

**THE RIZ TEAM**  
• REAL ESTATE PROFESSIONALS •



*Welcomes you to*

**28 DOON MILLS DRIVE, UNIT 9**  
**KITCHENER, ON N2P 2W9**

3 Bedroom | 2.5 Bathroom | 1,829 + 257 = 2,086 SqFt  
Built in 2006 | \$4,558.37/2025  
Lot Size - 21.00 ft x 118.97 ft

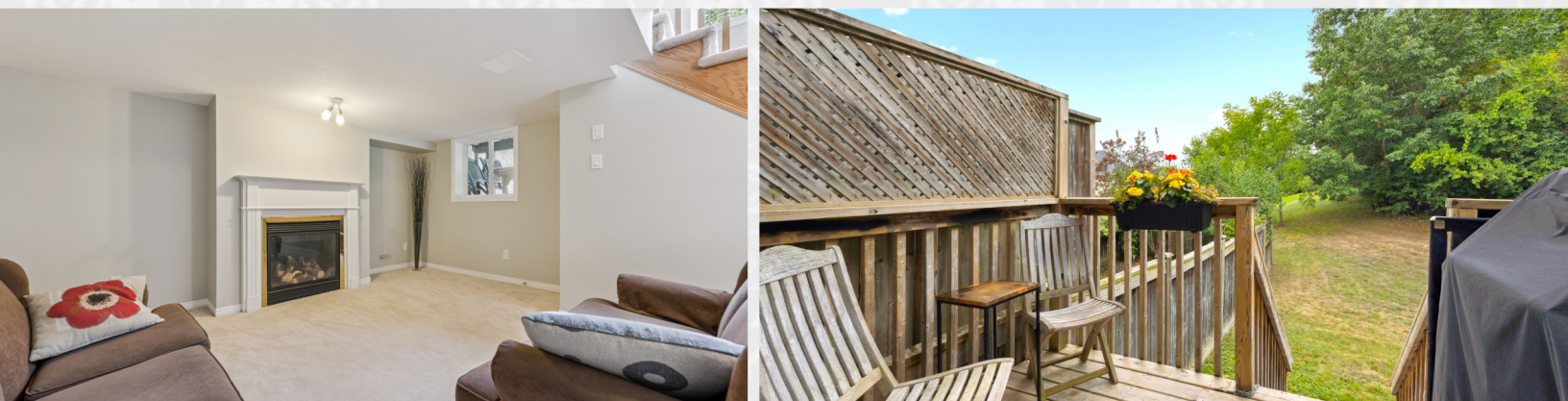
Common Elements Fee \$156 for Ground Maintenance/Landscaping, Private Garbage Removal, Snow Removal



519.716.7253 | riz@therizteam.com | www.therizteam.com

**www.28doonmillsunit9.ca**

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# IMPRESSIVE FEATURES

- Covered Entrance Porch
- Full Brick/Stone Exterior
- Common Elements Fee
- Single Car Driveway & Garage
- Interior Access From Garage
- Powder Room On Main Level
- Large Entry Closet
- Overhead Potlighting On Main Floor
- Engineered Handscraped Hardwood Flooring
- Tiled Flooring
- 9ft Ceilings On Main Floor
- Large Windows With Forested Views
- Spacious Living Room & Dining Room
- Oak Railed Stairs
- Maple Cabinetry In Kitchen
- Upgraded Ventilation Range Hood
- Stainless Appliances With Gas Stove
- Centre Island Peninsula
- Upgraded Lighting Fixtures
- Spacious Primary Bedroom With Double Door Entry
- 2 Walk-In Closets
- Luxury Ensuite Bathroom W/Jetted Tub (As Is)
- 2nd Floor Laundry Room
- Finished Basement With Rec Room & Gas Fireplace
- Large Utility Room With Storage Options
- Roughed-In 3pc Bathroom
- Sump Pump
- Gas Furnace (2022)
- Heat Pump (2022)
- Water Softener
- Roof (2022)
- Deck And Lower Patio
- Gas Bbq Hook Up

# FLOOR PLAN



# SCHOOLS

<b>Waterloo Region District School Board</b>		
JK-6	J.W. Gerth P.S.	NOT BUSED
7-8	Doon P.S.	NOT BUSED
9-12	Huron Heights S.S.	BUSED
<b>Waterloo Catholic District School Board</b>		
JK-8	St. Timothy	BUSED
9-12	St. Mary's Secondary School	BUSED