



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



Welcome to your new home in the **HIGHLY SOUGHT-AFTER** Forest Heights neighbourhood! This impeccably maintained 3-bedroom, 2-bath semi-detached residence masterfully blends **MODERN ELEGANCE WITH TRUE PEACE OF MIND**, thanks to a host of recent upgrades including the luxury vinyl flooring. Step inside to discover a **BRIGHT AND FLOWING MAIN FLOOR** where a generous living room invites relaxation with a large front window with views of the neighbourhood. Your journey continues into the **STUNNING KITCHEN, A CHEFS DELIGHT RENOVATED IN 2018** featuring quartz countertops, **CHIC SHAKER-STYLE CABINETRY W/SOFT CLOSE CABINETRY & DRAWERS**, and stainless steel appliances. Host dinners in the **ADJOINING DINING AREA** before stepping out through the sliders to your private backyard retreat, all **BATHED IN NATURAL LIGHT FROM A LARGE BAY WINDOW**. Upstairs, three spacious bedrooms await, **COMPLEMENTED BY A FULLY RENOVATED 4-PIECE BATHROOM** with granite vanity & tub with tile surround. The incredible, **FULLY FINISHED LOWER LEVEL (2023)** IS A TRUE BONUS, offering a sprawling recreation room and a sleek 3-PIECE BATHROOM WITH A GLASS ENCASED WALK-IN SHOWER. With a new furnace and A/C (2024), a newer roof (2017), and a driveway for two cars (2019), brand new dryer (2025), & multiple windows replaced, this home is worry-free. **NESTLED IN A PRIME LOCATION, YOU'RE JUST MINUTES** from top schools, the shopping and dining of Ira Needles Boardwalk, expressway access, and serene walking trails. This is more than a house it's a perfect blend of style, updates, and unparalleled convenience. Your new chapter starts here!

### 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



# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

*Welcomes you to*

**108 PENELOPE DRIVE**

**KITCHENER, ON N2N 3C7**

**3 Bedroom | 2 Bathroom | 1,223+ 566 = 1,790 SqFt**

**Built in 1990 | \$4,558.37/2025**

**Lot Size - 64.81 ft x 70.10 ft**

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

**www.108penelope.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

- 3 Bedrooms, 2 Bathrooms
- Luxury Vinyl Flooring on Main Level & Basement
- Renovated Kitchen with Quartz Countertops, Shaker-Style Soft-Close Cabinets & Drawers – 2018
- Quartz Countertops in Both Bathrooms
- Updated Upstairs Bathroom – 2016
- Newly Finished Basement with Rec Room & Modern 3pc Bathroom with Tile Flooring – 2023
- Brand New Dryer – 2025
- Dishwasher – 2018
- Fridge & Stove – 2015
- Roof Replaced – 2017
- Furnace – 2024
- A/C – 2024
- Driveway Redone – 2019
- Multiple Window Updates Throughout:
  - Front Bay Window – 2005
  - Upstairs Bedrooms – 2009
  - Basement Windows – 2010
  - Kitchen Sink Window & Sliding Door – 2011
  - Kitchen Bay Window – 2017

# FLOOR PLAN



# SCHOOLS

<b>Waterloo Region District School Board</b>		
JK-6	Meadowlane P.S.	BUSED
7-8	Westheights P.S.	BUSED
9-12	Forest Heights C.I.	BUSED
<b>Waterloo Catholic District School Board</b>		
JK-8	St. Dominic Savio	BUSED
9-12	Resurrection Catholic Secondary School	BUSED