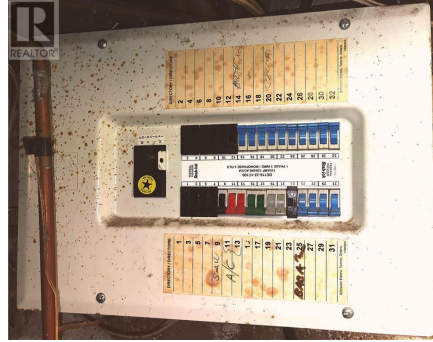




Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

75 King Street South, Unit 50. Waterloo, On N2J 1P2. Phone:(519) 616-2656



107 SIMEON Street
Kitchener, Ontario N2H1S6
\$349,900
MLS: #30764395

Description

Sitting in the heart of Kitchener's hugely desirable East Ward is this three bedroom family home – a handyman's dream! The focal point for a local family for over 60 years, and now ready and waiting for creative inspiration and design acumen to make it your own. Less than 15 minutes by foot to central Kitchener, and an easy walk to fantastic schools, the Kitchener Market, our region's new LRT line, and a host of dining, entertainment and civic amenities. Project homes in this area are a rare occurrence in today's market – don't delay in scheduling your private tour, and let's begin to envision your future in the East Ward!

Property Information

Style: Detached	SquareFeet: 1330
Area: None	Full Bathrooms: 1
Bedrooms: 3	Sewer: Municipal sewage system
Basement: Full (Partially finished)	
Heating System: Forced air (Natural gas)	
Driveway: No Garage	
Rented Equipment: Water Heater	

Property Features:

Features: Park setting, Park/reserve, Paved driveway, Level

Rooms

Second level

Bedroom

16" 2" x 11" 5"



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Bedroom

12" 6" x 10" 0"

4pc Bathroom

9" 0" x 7" 0"

Master bedroom

15" 0" x 11" 6"

Basement

Workshop

16" 0" x 12" 2"

Utility room

16" 0" x 13" 6"

Ground level

Mud room

11" 0" x 5" 0"

Sunroom

5" 6" x 6" 0"

Dining room

11" 0" x 12" 0"

Family room

14" 6" x 13" 6"

Kitchen

13" 0" x 11" 6"