



## Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

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36 Banff Place  
Kitchener, Ontario N2E 1E6  
SOLD OVER ASKING  
MLS: #40088779

### Description

Outstanding lot (note size)! Quiet court; prime location. New windows (2 yrs), roof (2018), water softener (2 months), new bar fridge (1 yr), fridge and stove (2 yrs), dishwasher (4 yrs), washer (2 yrs), neutral painted interior - immaculate! Great family home close to schools/parks/shopping.

### Property Information

Style: Bungalow  
Bedrooms: 4

Ownership: Freehold  
SquareFeet: 1276  
Full Bathrooms: 2

### Rooms

Kitchen : 13ft. 4in. X 11ft. 0in.  
Dining Room : 12ft. 0in. X 11ft. 0in.  
Family Room : 22ft. 0in. X 13ft. 0in.  
Bonus Room : 0ft. 0in. X 0ft. 0in.  
Master Bedroom : 13ft. 0in. X 11ft. 0in.  
Bedroom 2: 12ft. 0in. X 11ft. 0in.  
4 Pc Bathroom : 12ft. 0in. X 8ft. 0in.  
Bedroom 3: 11ft. 6in. X 11ft. 0in.  
Recreation Room : 22ft. 6in. X 11ft. 8in.  
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Bedroom 4: 11ft. 6in. X 13ft. 6in.  
Den : 9ft. 0in. X 9ft. 0in.  
Laundry : 13ft. 0in. X 12ft. 8in.  
Utility Room : 10ft. 0in. X 6ft. 0in.  
3 Pc Bathroom : 6ft. 6in. X 5ft. 09in.