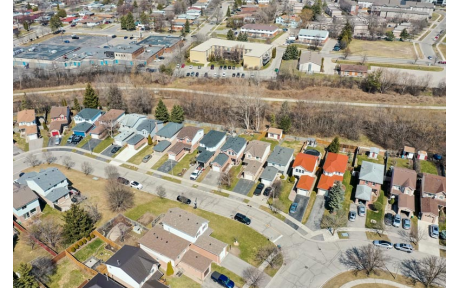




Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

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



14 LYNNHAVEN Court
Kitchener, Ontario 2M 5L8
SOLD OVER ASKING
MLS: #40095129

Description

This immaculately kept and thoroughly updated home sits on a quiet and private cul-de-sac in Kitchener's mature Victoria Hills. Backing onto the protected greenspace is 14 Lynnhaven Court – a three-bedroom, three-bathroom family home perfect for a young and growing family. Loads of light and bright, neutral décor characterizes this property, with a large eat-in kitchen providing plenty of cupboard space and a great venue for family meals. Walkout via the bright and sunny dinette addition to a fully fenced backyard with a pressure-treated deck and a firepit – perfect for outdoors summer entertaining! Upstairs, the master bedroom boasts a walk-in closet and cheater ensuite, with two additional good-sized bedrooms for the kids. The lower level features a finished rec room, an additional three-piece bathroom, and lots more room for storage in the laundry/utility room. Major recent updates include a renovation to the master suite and upstairs washroom, an updated basement washroom, new exterior doors (front, side, garage and sliders), a newer roof (2018) plus Velux skylight and sun tunnel, new windows throughout (2017), a new furnace, AC unit and attic insulation (2016), and the asphalt driveway and concrete walkways in 2019. Totally turnkey – enjoy the peace of mind!

Property Information

Style: 2 or More Storeys
Lot Dimensions: 30 Front
Area: Kitchener West
Bedrooms: 3
Partial Bathrooms: 1
Age: 31 to 40 Years Old
Basement: Finished
Roof: Asphalt
Heating System: Forced Air
Driveway: Double Driveway
Rented Equipment: Rental Water Softener

Ownership: Freehold
SquareFeet: 1420
Full Bathrooms: 2
Acres: Under 1/2 Acre
Tax Year: 2021
Taxes: \$3,507
Exterior: Aluminum siding, Brick
Sewer: Municipal
Foundation: Poured Concrete
Zoning: Residential

Property Features:

Features: Southern exposure, Backs on greenbelt, Golf course/parkland, Double width or more driveway. Ceiling Fans, In-law Capability, Solar Tube, Backs on Greenbelt, Deck(s), Landscape Lighting, Porch, Landscaped

Rooms

Kitchen : 20ft. 0in. X 10ft. 0in.



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2 Pc Bathroom : 6ft. 0in. X 5ft. 0in.

Family room : 23ft. 0in. X 10ft. 8in.

Dining room : 12ft. 0in. X 10ft. 6in.

Master Bedroom With Ensuite : 15ft. 6in. X 15ft. 0in.

4 Pc Bathroom : 11ft. 0in. X 5ft. 8in.

Bedroom 2: 10ft. 4in. X 9ft. 3in.

Bedroom 3: 13ft. 0in. X 9ft. 6in.

Bathroom : 7ft. 7in. X 4ft. 8in.

Bathroom : 7ft. 7in. X 4ft. 8in.

Recreation Room : 23ft. 0in. X 13ft. 6in.

Laundry : 21ft. 6in. X 9ft. 0in.

Utility Room : 21ft. 6in. X 9ft. 0in.