



\$2,600,000

217 RIVER BIRCH ST, KITCHENER, ON N2C 2V3, CANADA

<https://adamgracie.ca>

Set within one of Kitchener's most exclusive & sought-after neighborhoods, this extraordinary residence blends refined interiors w/ resort-style outdoor living on a beautifully landscaped lot. Hidden Valley is known for its luxury homes, winding trails, & natural beauty—and this home captures the very best of it, from its elevated setting with serene views to its...

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- Other, 3185 sq ft





Room type

Living Room

Bathroom

Dining Room

Bedroom Primary

Foyer

Kitchen

Bedroom

Laundry

Bedroom

Bedroom

Other

Other

Sunroom

Bathroom

Den

Other

Recreation Room

Other

Other



Building Details

Year built: Completed / New, 2016	ArchitecturalStyle: Bungalow
ParkingTotal: 8	NewConstructionYN: Yes
Heating: Fireplace-Gas, Forced Air, Natural Gas	Basement: Full, Partially finished, Sump Pump
FireplacesTotal: 3	Exterior material: Brick, Stone, Stucco
Roof: Asphalt Shing	Parking: 8, Attached Garage, Concrete, Garage Door Opener

Amenities & Features

Features: Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fan(s), Central Vacuum, Gas, In-law Capability, Living Room, Other, Water Treatment, Wet Bar	Security Features: Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s), Security Guard, Smoke Detector(s)
Spa Features: Hot Tub, Heated	Amenities: Bar Fridge, Built-in Microwave, Dishwasher, Dryer, Freezer, Garborator, Gas Oven/Range, Range, Range Hood, Refrigerator, Stove, Washer, Water Heater, Water Softener
WindowFeatures: Window Coverings	ExteriorFeatures: Built-in Barbecue, Landscape Lighting, Landscaped, Lighting, Privacy, Recreational Area, Year Round Living
PoolFeatures: In Ground, Salt Water	Waterfront available: No
GarageYN: Yes	AttachedGarageYN: Yes
CoolingYN: No	Cooling: Central Air
PoolPrivateYN: No	FireplaceYN: Yes

