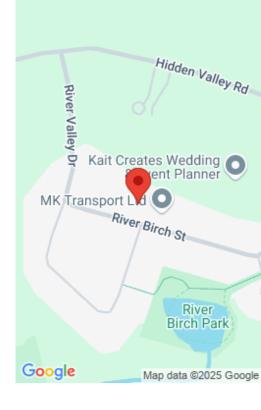


217 RIVER BIRCH ST, KITCHENER, ON N2C 2V3, CANADA

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—& 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





Rooms





Building Details

ParkingTotal: 8 NewConstructionYN: Yes

Heating: Fireplace-Gas, Forced Air, **Basement:** Full, Partially finished, Sump Pump

Natural Gas

Treatment, Wet Bar

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

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

