



**\$1,799,000**

## **311 OTTERBEIN RD, KITCHENER, ON N2B 0A7, CANADA**

<https://adamgracie.ca>

Welcome to your dream home! This stunning modern 2-storey residence offers over 4000 sq. ft. of luxurious living space with 5 bedrooms and 5 bathrooms. Step inside to 10-foot ceilings on the main floor, creating an airy, open feel. The custom kitchen is a chef's delight, featuring floor-to-ceiling cabinets, stainless steel appliances, a built-in double...

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- Owner, 3106 sq ft



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## Rooms



Living Room

Kitchen

Dining Room

Bathroom

Office

Foyer

Bedroom Primary

Bedroom

Bedroom

Bedroom

Bathroom

Laundry

Recreation Room

Bathroom

Bedroom

Bathroom

Cold Room

Storage

Utility Room

Other



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## Building Details

**Year built:** 2022

**ArchitecturalStyle:** Two Story

**ParkingTotal:** 4

**NewConstructionYN:** No

**Heating:** Forced Air, Natural Gas

**Basement:** Finished, Full, Sump Pump

**FireplacesTotal:** 2

**Exterior material:** Brick, Stucco

**Roof:** Asphalt Shing

**Parking:** 4, Attached Garage, Built-In, Garage Door Opener

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## Amenities & Features

**Features:** Air Exchanger, Auto Garage Door Remote(s), Electric

**Security Features:** Smoke Detector, Carbon Monoxide Detector(s), Smoke Detector(s)

**Amenities:** Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove, Washer, Water Heater, Water Softener

**WindowFeatures:** Window Coverings

**ExteriorFeatures:** Backs on Greenbelt, Balcony, Landscaped, Privacy

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**CoolingYN:** No

**Cooling:** Central Air

**PoolPrivateYN:** No

**FireplaceYN:** Yes

