



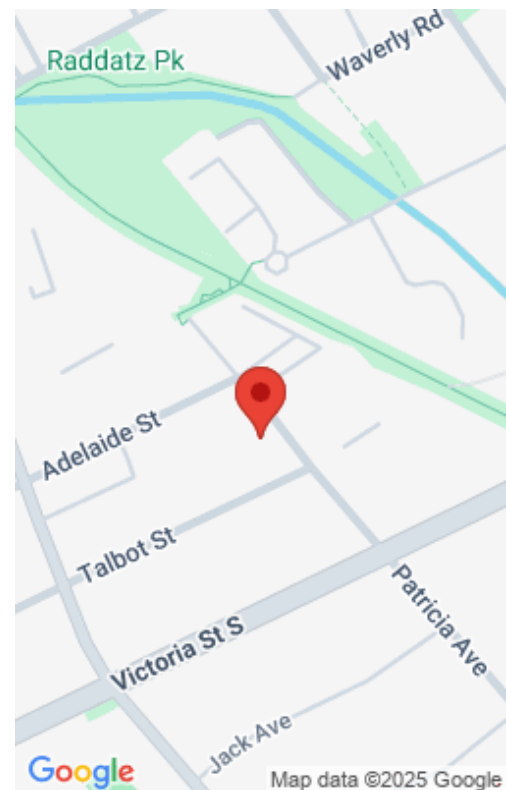
\$699,900

325 PATRICIA AVE, KITCHENER, ON N2M 1K3, CANADA

<https://adamgracie.ca>

Welcome to this beautifully updated brick home, with a smart 2-storey addition, ideally located within walking distance to Belmont Village, the Highland Road plazas, the Iron Horse Trail and easy access to downtown Kitchener. This spacious 1.5-storey offers more room than most, combining timeless charm with thoughtful, high-end updates. Step inside to discover a stunning...

- 3 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- Other, 1576 sq ft





Rooms



Room type	Dimensions	Area	Length	Width
Living Room	15ft. 6in. X 12ft. 2in.	181.0212	15.06	12.02
Dining Room	9ft. 2in. X 11ft. 3in.	99.4906	9.02	11.03
Bathroom	3ft. 4in. X 6ft. 3in.	18.3312	3.04	6.03
Office	8ft. 3in. X 10ft. 11in.	81.1833	8.03	10.11
Kitchen	9ft. 4in. X 12ft. 9in.	109.2936	9.04	12.09
Bedroom	11ft. 11in. X 17ft. 11in.	190.0921	11.11	17.11
Bathroom	5ft. 4in. X 6ft. 6in.	30.5424	5.04	6.06
Bedroom Primary	21ft. 7in. X 11ft. 4in.	232.6128	21.07	11.04
Bonus Room	21ft. 6in. X 11ft. 5in.	232.713	21.06	11.05
Bedroom	13ft. 3in. X 18ft. 9in.	235.7127	13.03	18.09
Laundry	13ft. 3in. X 10ft. 10in.	131.603	13.03	10.1
Bathroom	2ft. 10in. X 8ft. 3in.	16.863	2.1	8.03
Recreation Room	28ft. 6in. X 13ft. 1in.	365.0606	28.06	13.01
Workshop	8ft. 6in. X 10ft. 10in.	81.406	8.06	10.1
Utility Room	6ft. 1in. X 2ft. 11in.	12.6811	6.01	2.11



Building Details

Year built: 1948

ParkingTotal: 3

Heating: Forced Air, Natural Gas

Exterior material: Brick

Parking: 3, Asphalt, Detached Garage, Garage Door Opener

ArchitecturalStyle: 1.5 Storey

NewConstructionYN: No

Basement: Finished, Full

Roof: Asphalt Shing

Amenities & Features

Features: Auto Garage Door Remote(s), Gas

Waterfront available: No

AttachedGarageYN: No

Cooling: Central Air

FireplaceYN: Yes

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

GarageYN: Yes

CoolingYN: No

PoolPrivateYN: No

