



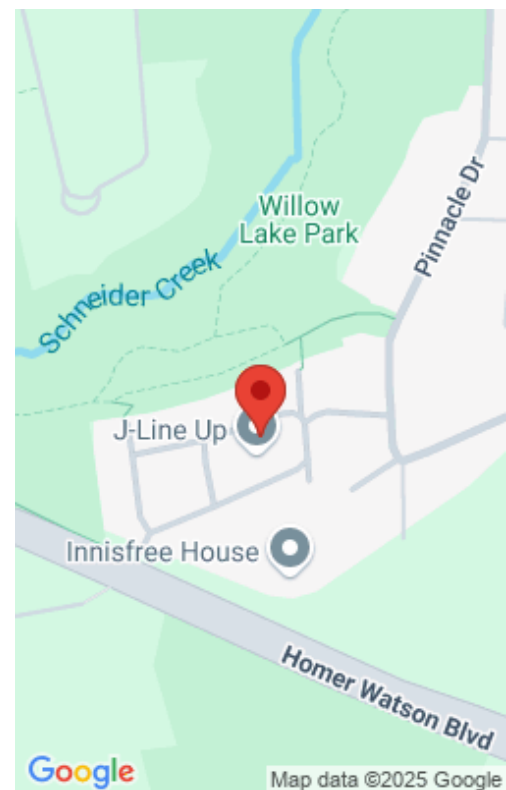
**\$738,900**

## **105 PINNACLE DR, KITCHENER, ON N2P 1B8, CANADA**

<https://adamgracie.ca>

Welcome to this beautifully maintained end-unit townhouse, ideally positioned for maximum natural light and privacy. Surrounded by mature trees and featuring large, bright windows throughout, this home offers a peaceful retreat with a warm, inviting feel. With 3 spacious bedrooms, including a generous primary suite, and 3 full bathrooms, there's room for the whole family....

- 3 beds
- 3 baths
- Residential
- Row/Townhouse
- Active
- Other, 1646.44 sq ft



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## Rooms



Room type	Dimensions	Area	Length	Width
Kitchen	11.6 x 8.8	102.08	11.6	8.8
Dining Room	11.2 x 8.6	96.32	11.2	8.6
Living Room	17.3 x 12.1	209.33	17.3	12.1
Bedroom Primary	17.6 x 13.1	230.56	17.6	13.1
Bathroom				
Bedroom	11.2 x 8.8	98.56	11.2	8.8
Bedroom	14.6 x 9.2	134.32	14.6	9.2
Bathroom				
Laundry				
Recreation Room	18.6 x 7.6	141.36	18.6	7.6
Storage	10.6 x 9.6	101.76	10.6	9.6
Utility Room	9 x 8	72	9	8
Bathroom				
Utility Room				
Foyer				



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# Building Details

<b>Year built:</b> 2009	<b>ArchitecturalStyle:</b> Two Story
<b>ParkingTotal:</b> 2	<b>NewConstructionYN:</b> No
<b>Heating:</b> Forced Air, Natural Gas	<b>Basement:</b> Finished, Full, Separate Entrance, Sump Pump
<b>Exterior material:</b> Brick, Vinyl Siding	<b>Roof:</b> Asphalt Shing
<b>Parking:</b> 2, Asphalt, Attached Garage, Garage Door Opener	

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# Amenities & Features

<b>Features:</b> Central Vacuum Roughed-in, In-law Capability	<b>Security Features:</b> Smoke Detector, Carbon Monoxide Detector(s), Smoke Detector(s)
<b>Amenities:</b> BBQs Permitted, Built-in Microwave, Dishwasher, Dryer, Parking, Refrigerator, Stove, Washer, Water Heater, Water Softener	<b>ExteriorFeatures:</b> Backs on Greenbelt
<b>Waterfront available:</b> No	<b>GarageYN:</b> Yes
<b>AttachedGarageYN:</b> Yes	<b>CoolingYN:</b> No
<b>Cooling:</b> Central Air	<b>PoolPrivateYN:</b> No
<b>FireplaceYN:</b> No	

