



**\$724,900**

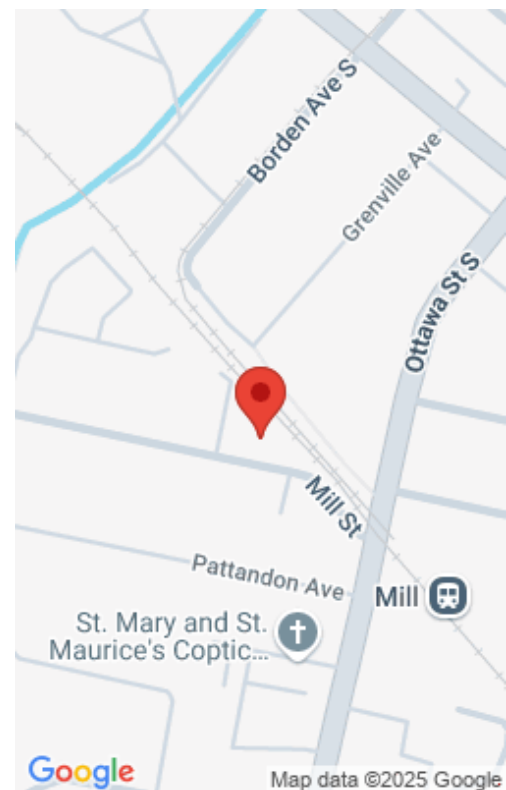
## **406 MILL ST, KITCHENER, ON N2M 3R7, CANADA**

<https://adamgracie.ca>

### **CURB APPEAL, CHARACTER, & A BACKYARD MADE FOR MEMORIES!**

This standout Cape Cod-style beauty set on an oversized lot delivers a serious wow factor from the moment you arrive, showcasing incredible curb appeal with charming dormers, classic shutters, and landscaped gardens bursting with colour, texture, and stone accents. The entertainer's dream backyard is fully fenced...

- 3 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- Other, 1365 sq ft



# Rooms

Room type
Kitchen
Dining Room
Bedroom Primary
Bathroom
Bathroom
Recreation Room
Living Room
Bedroom
Bedroom
Laundry

# Building Details



**Year built:** 1941

**ParkingTotal:** 7

**Heating:** Forced Air, Natural Gas

**FireplacesTotal:** 2

**Roof:** Asphalt Shing

**ArchitecturalStyle:** Two Story

**NewConstructionYN:** No

**Basement:** Finished, Full

**Exterior material:** Brick

**Parking:** 7, Asphalt, Detached Garage

## Amenities & Features

**Features:** Ceiling Fan(s), Central Vacuum, Electric, Family Room, Wood Burning Stove

**Spa Features:** Hot Tub, Heated

**WindowFeatures:** Window Coverings

**PoolFeatures:** In Ground

**GarageYN:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

**Security Features:** Alarm System

**Amenities:** Dishwasher, Dryer, Refrigerator, Washer, Water Softener

**ExteriorFeatures:** Balcony, Canopy, Landscaped, Lawn Sprinkler System, Privacy

**Waterfront available:** No

**AttachedGarageYN:** No

**Cooling:** Central Air

**FireplaceYN:** Yes

