



\$2,099,900

46 GRAND HILL DR, KITCHENER, ON N2C 2R2, CANADA

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KITCHENER'S BEST KEPT SECRET, Grand Hill Village. Nestled in this picturesque enclave of homes, discover this hidden gem! 5 beds, 4 baths - 18 ACRES OF COMMUNITY-OWNED NATURE & FORESTED TRAILS, Embark on a fabulous journey featuring tennis/pickleball courts, a spring-fed swimming pond w/private beach and year round walking trails. Re-built in 2012 on a...

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- Plans, 3656 sq ft



Rooms



Room type	Dimensions	Area	Length	Width
Bathroom	8ft. 10in. X 9ft. 4in.	73.224	8.1	9.04
Dining Room	12ft. 0in. X 19ft. 10in.	229.2	12	19.1
Office	10ft. 4in. X 11ft. 9in.	111.3436	10.04	11.09
Bathroom	4ft. 11in. X 5ft. 3in.	20.6733	4.11	5.03
Kitchen	19ft. 4in. X 17ft. 4in.	324.4416	19.04	17.04
Living Room	21ft. 2in. X 21ft. 9in.	443.3118	21.02	21.09
Bedroom Primary	24ft. 10in. X 13ft. 4in.	314.264	24.1	13.04
Bonus Room	8ft. 6in. X 18ft. 11in.	145.9666	8.06	18.11
Laundry	14ft. 2in. X 6ft. 0in.	84.12	14.02	6
Den	9ft. 11in. X 16ft. 0in.	145.76	9.11	16
Bedroom	17ft. 7in. X 13ft. 5in.	222.7635	17.07	13.05
Bedroom	12ft. 8in. X 13ft. 8in.	158.0064	12.08	13.08
Bathroom	8ft. 3in. X 8ft. 5in.	64.6415	8.03	8.05
Office	15ft. 0in. X 4ft. 9in.	61.35	15	4.09
Recreation Room	14ft. 9in. X 21ft. 6in.	296.7354	14.09	21.06
Kitchen	10ft. 0in. X 9ft. 7in.	90.7	10	9.07
Bedroom	11ft. 9in. X 15ft. 7in.	167.1263	11.09	15.07
Bedroom	13ft. 6in. X 13ft. 0in.	169.78	13.06	13
Bathroom	8ft. 10in. X 7ft. 2in.	56.862	8.1	7.02
Bonus Room	5ft. 6in. X 20ft. 6in.	101.5036	5.06	20.06
Utility Room	14ft. 2in. X 19ft. 11in.	267.9222	14.02	19.11



Building Details

Year built: 2012	ArchitecturalStyle: Bungalow
ParkingTotal: 6	NewConstructionYN: No
Heating: Forced Air, Natural Gas	Basement: Finished, Full, Walk-Out Access
FireplacesTotal: 2	Exterior material: Stone, Stucco
Roof: Asphalt Shing	Parking: 6, Attached Garage, Concrete, Garage Door Opener, Inside Entry

Amenities & Features

Features: Auto Garage Door Remote(s), Built-In Appliances, In-Law Floorplan	Spa Features: Hot Tub, Heated
Amenities: Built-in Microwave, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Water Softener	ExteriorFeatures: Backs on Greenbelt, Landscape Lighting, Tennis Court(s)
Waterfront available: No	GarageYN: Yes
AttachedGarageYN: Yes	CoolingYN: No
Cooling: Central Air	PoolPrivateYN: No
FireplaceYN: Yes	

