



**\$2,600,000**

## **217 RIVER BIRCH ST, KITCHENER, ON N2C 2V3, CANADA**

<https://krealitypros.com>

Set within one of Kitchener's most exclusive & sought-after neighborhoods, this extraordinary residence blends refined interiors w/ resort-style outdoor living on a beautifully landscaped lot. Hidden Valley is known for its luxury homes, winding trails, & natural beauty—and this home captures the very best of it, from its elevated setting with serene views to its [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3185 sq ft



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# Building Details

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| <b>Number Of Units Total:</b> 1  | <b>Building Area Total:</b> 4706 sq ft                                 |
| <b>Number Of Buildings:</b> 1  | <b>New Construction Yes/ No:</b> 1                                     |
| <b>Year Built Details:</b> Completed / New   | <b>Parking Features:</b> Attached Garage, Garage Door Opener, Concrete |
| <b>Security Features:</b> Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s), Security Guard, Smoke Detector(s) | <b>View:</b> Garden, Pool, Skyline, Trees/Woods                        |
| <b>Covered Spaces:</b> 2   | <b>Construction Materials:</b> Brick, Stone, Stucco                    |
| <b>Garage Spaces:</b> 2  | <b>Roof:</b> Asphalt Shing   |

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# Amenities & Features

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| <b>Water Source:</b> Municipal-Metered                 | <b>Patio &amp; Porch Features:</b> Deck, Patio, Enclosed  |
| <b>Architectural Style:</b> Bungalow                   | <b>Spa Yes/ No:</b> 1   |
| <b>View Yes / No:</b> 1                                | <b>Appliances:</b> Bar Fridge, Range, Garborator, Water Heater, Water Softener, Built-in Microwave, Dishwasher, Dryer, Freezer, Gas Oven/Range, Range Hood, Refrigerator, Stove, Washer |
| <b>Pool Features:</b> In Ground, Salt Water            | <b>Sewer:</b> Sewer (Municipal)   |
| <b>Spa Features:</b> Hot Tub, Heated                   | <b>Exterior Features:</b> Built-in Barbecue, Landscape Lighting, Landscaped, Lighting, Privacy, Recreational Area, Year Round Living  |
| <b>Window Features:</b> Window Coverings               | <b>Cooling:</b> Central Air   |
| <b>Attached Garage Yes/ No:</b> 1                      | <b>Interior Features:</b> Central Vacuum, Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fan(s), In-law Capability, Water Treatment, Wet Bar, Other                           |
| <b>Heating:</b> Fireplace-Gas, Forced Air, Natural Gas | <b>Frontage Type:</b> South   |
| <b>Fireplace Features:</b> Living Room, Gas, Other     | <b>Fencing:</b> Full  |

