



**\$2,600,000**

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

<https://krealtypros.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

**Number Of Units Total:** 1

**Number Of Buildings:** 1

**Year Built Details:** Completed / New

**Security Features:** Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s), Security Guard, Smoke Detector(s)

**Covered Spaces:** 2

**Garage Spaces:** 2

**Building Area Total:** 4706 sq ft

**New Construction Yes/ No:** 1

**Parking Features:** Attached Garage, Garage Door Opener, Concrete

**View:** Garden, Pool, Skyline, Trees/Woods

**Construction Materials:** Brick, Stone, Stucco

**Roof:** Asphalt Shing

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## Amenities & Features

**Water Source:** Municipal-Metered

**Architectural Style:** Bungalow

**View Yes / No:** 1

**Pool Features:** In Ground, Salt Water

**Spa Features:** Hot Tub, Heated

**Window Features:** Window Coverings

**Attached Garage Yes/ No:** 1

**Heating:** Fireplace-Gas, Forced Air, Natural Gas

**Fireplace Features:** Living Room, Gas, Other

**Patio & Porch Features:** Deck, Patio, Enclosed

**Spa Yes/ No:** 1

**Appliances:** Bar Fridge, Range, Garborator, Water Heater, Water Softener, Built-in Microwave, Dishwasher, Dryer, Freezer, Gas Oven/Range, Range Hood, Refrigerator, Stove, Washer

**Sewer:** Sewer (Municipal)

**Exterior Features:** Built-in Barbecue, Landscape Lighting, Landscaped, Lighting, Privacy, Recreational Area, Year Round Living

**Cooling:** Central Air

**Interior Features:** Central Vacuum, Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fan(s), In-law Capability, Water Treatment, Wet Bar, Other

**Frontage Type:** South

**Fencing:** Full

