



**\$1,174,900**

## **34 SEVERN AVE, KITCHENER, ON N2M 2V2, CANADA**

<https://krealtypros.com>

A beautifully reimagined red brick home that seamlessly blends classic charm with modern design. Nestled on a picturesque, tree-lined street in one of the region's most walkable and sought-after neighbourhoods, you're just steps from Belmont Village, Uptown Waterloo, Vincenzo's, parks, trails, and the LRT. From the curb, this home makes a lasting impression with its [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1465 sq ft



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# Building Details

<b>Building Area Total:</b> 2137 sq ft	<b>Year Built Details:</b> Town Records
<b>Parking Features:</b> Attached Garage, Garage Door Opener, Concrete	<b>Security Features:</b> Smoke Detector
<b>Covered Spaces:</b> 1	<b>Construction Materials:</b> Brick
<b>Garage Spaces:</b> 1	<b>Roof:</b> Asphalt Shing

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# Amenities & Features

<b>Water Source:</b> Municipal	<b>Patio &amp; Porch Features:</b> Deck, Porch
<b>Architectural Style:</b> Two Story	<b>Appliances:</b> Water Heater Owned, Water Softener, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Sewer:</b> Sewer (Municipal)	<b>Cooling:</b> Ductless
<b>Attached Garage Yes/ No:</b> 1	<b>Interior Features:</b> Auto Garage Door Remote(s), Central Vacuum Roughed-in, Work Bench
<b>Heating:</b> Fireplace-Gas, Water Radiators	<b>Frontage Type:</b> West
<b>Fireplace Features:</b> Family Room, Gas	<b>Fencing:</b> Fence - Partial

