



**\$969,900**

## **34 YELLOW BIRCH DR, KITCHENER, ON N2N 2M2, CANADA**

<https://krealtypros.com>

A STATEMENT HOME. Tucked away on a sprawling 1/3-acre private treed lot, 37 Yellow Birch Drive is far from your typical suburban find. This reverse-walkout bungalow is a masterclass in unique architecture, offering over 2,400sqft of living space where every corner reveals a new detail. From the moment you arrive, the striking brick exterior, draped [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1446 sq ft



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## Building Details

**Stories:** 1

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

**Construction Materials:** Brick

**Roof:** Asphalt Shing

**Building Area Total:** 2416 sq ft

**Covered Spaces:** 2

**Garage Spaces:** 2

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## Amenities & Features

**Water Source:** Municipal

**Spa Yes/ No:** 1

**Sewer:** Sewer (Municipal)

**Exterior Features:** Privacy

**Cooling:** Central Air

**Interior Features:** Auto Garage Door Remote(s)

**Frontage Type:** East

**Patio & Porch Features:** Deck

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

**Spa Features:** Heated

**Window Features:** Window Coverings, Skylight(s)

**Attached Garage Yes/ No:** 1

**Heating:** Forced Air, Natural Gas

**Fireplace Features:** Recreation Room, Wood Burning

