



\$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



Building Details

Stories: 1	Building Area Total: 2416 sq ft
Parking Features: Attached Garage, Garage Door Opener, Asphalt	Covered Spaces: 2
Construction Materials: Brick	Garage Spaces: 2
Roof: Asphalt Shing	

Amenities & Features

Water Source: Municipal	Patio & Porch Features: Deck
Spa Yes/ No: 1	Appliances: Water Softener, Dishwasher, Dryer, Refrigerator, Washer
Sewer: Sewer (Municipal)	Spa Features: Heated
Exterior Features: Privacy	Window Features: Window Coverings, Skylight(s)
Cooling: Central Air	Attached Garage Yes/ No: 1
Interior Features: Auto Garage Door Remote(s)	Heating: Forced Air, Natural Gas
Frontage Type: East	Fireplace Features: Recreation Room, Wood Burning

