



THE HARTSINK TEAM



111 Kingswood Drive
Kitchener



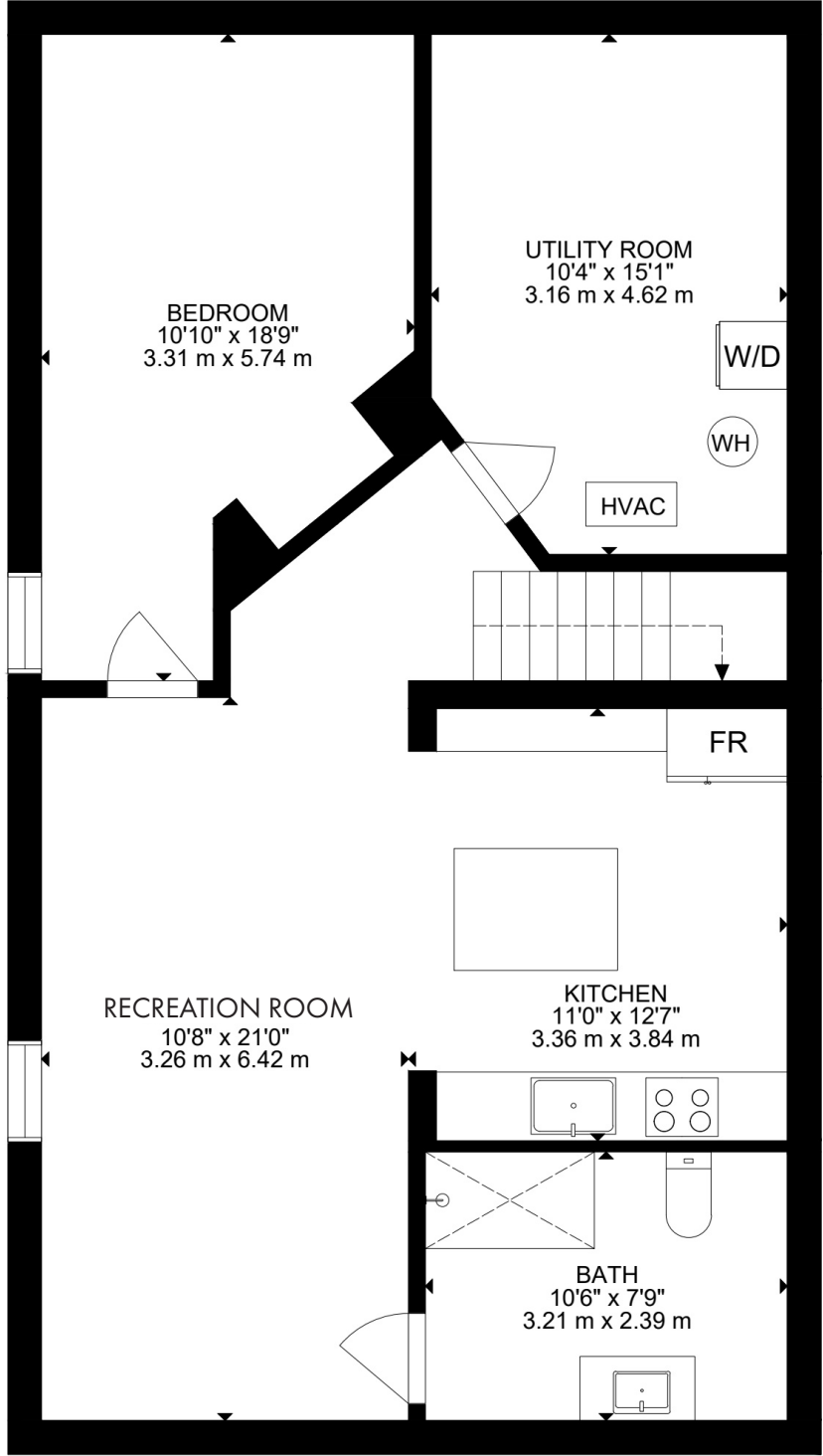
Guiding you home with confidence



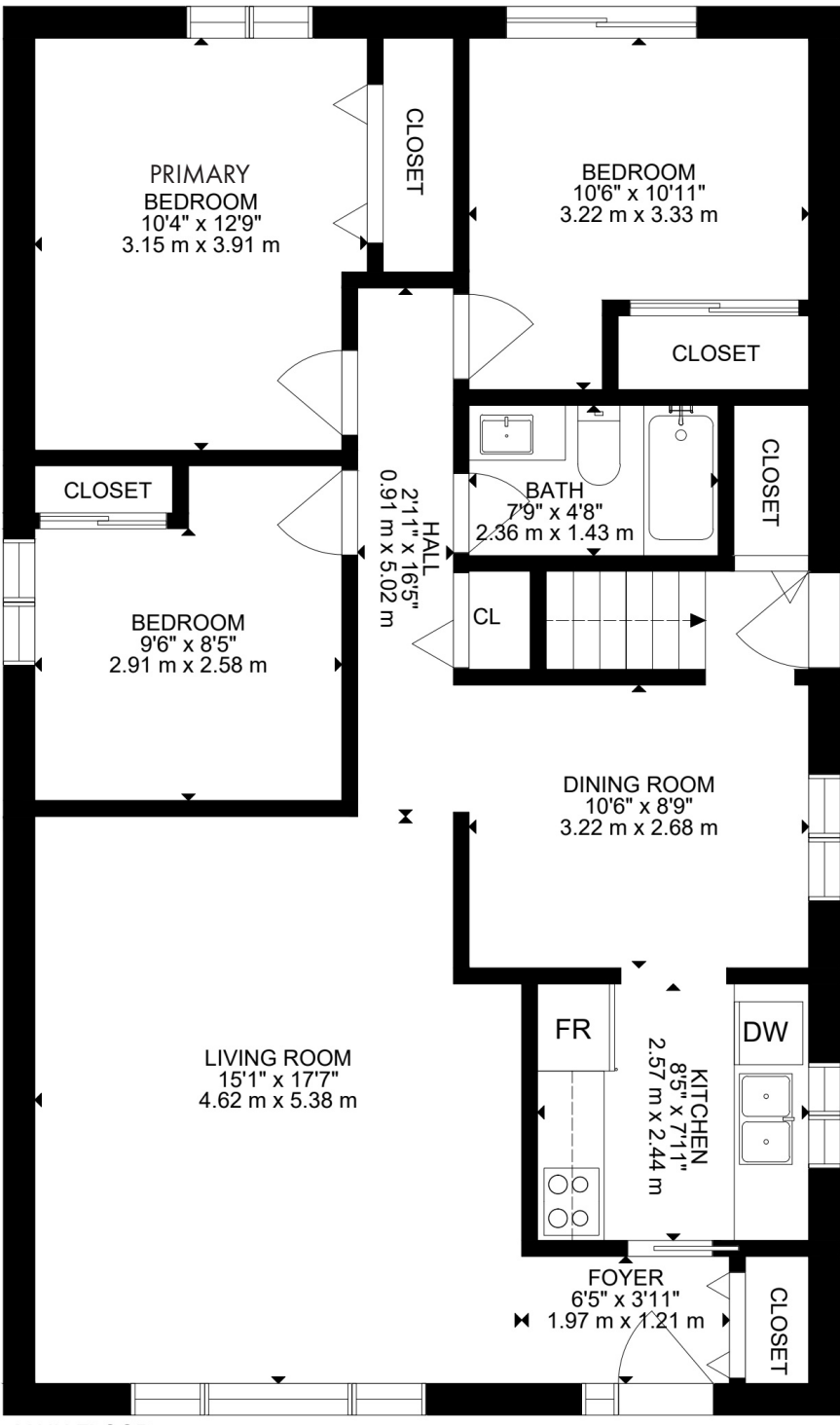




FLOOR PLANS



FLOOR PLANS



HOUSE FEATURES

EXTERIOR

FRONT YARD

- Fully landscaped front yard featuring perennial gardens
- Long asphalt driveway with up to 4 car parking
- Covered front porch with updated columns
- Side entrance/access to the home

BACKYARD

- Fully landscaped backyard
- Composite deck with glass railing
- Interlocking patio and walkways along the side of the property
- Interlocking fire-pit area
- Pergola included
- Garden shed
- Newer fencing along the back and left sides, with double gates (2023)
- Separate backyard space for the lower-level unit

INTERIOR

MAIN LEVEL

FOYER/HALLWAY

- Luxury vinyl tile flooring
- Large coat closet with shelving
- Recessed lighting and updated lighting
- Updated trim and baseboards
- Open to the Living room and Kitchen

LIVING ROOM

- Luxury vinyl tile flooring
- Dimmable recessed lights
- Large front-facing window with built-in zebra blinds
- Open to the Foyer and Hallway
- Updated trim and baseboards

4-PIECE BATHROOM

- Luxury Vinyl Tile flooring
- Tub/shower combination with tile surround
- Sliding glass shower doors
- Updated faucet and hardware
- New vanity light fixture
- Updated ~2022

KITCHEN

- Custom kitchen ~ 2022
- White shaker-style cabinetry
- Quartz countertops

- Tile backsplash
- Double stainless steel sink
- Modern black faucet & hardware
- Soft-close cabinetry and drawers
- Dedicated pots-and-pans drawer
- Spice drawer
- Dimmable recessed lights
- Window overlooking the side yard with custom zebra blinds

KITCHEN APPLIANCES:

- Refrigerator: Samsung, stainless steel
- Stove/oven: Samsung, stainless steel, electric ceramic cooktop
- Built-In Microwave Range: Samsung, stainless steel
- Dishwasher: GE, stainless steel

DINING ROOM

- Luxury Vinyl Tile flooring
- Dimmable recessed lights
- Window overlooking the side yard with custom zebra blinds
- Built-in Corner cabinet
- Updated trim and baseboards

LAUNDRY ROOM

- Tile flooring
- Backyard access door
- LG top-load washer (white)
- LG front-load dryer (white)
- Flush-mount lighting

BEDROOM 1/OFFICE

- Luxury vinyl tile flooring
- Dimmable recessed lights
- Sliding glass doors with walkout to the backyard deck
- Barn doors
- Closet with laundry access
- Built-in zebra blinds
- Updated door hardware

PRIMARY BEDROOM

- Luxury vinyl tile flooring
- Dimmable recessed lights
- Window overlooking the backyard
- Double-door closet
- Bed frame/headboard attached to the wall and included

BEDROOM 3

- Luxury vinyl tile flooring
- Dimmable recessed lights
- Window overlooking the side yard

- Closet with double sliding mirrored doors and shelving
- Updated trim and baseboards

INTERIOR

LOWER LEVEL

RECREATION ROOM

- Luxury vinyl tile flooring
- Smooth ceilings
- Dimmable recessed lights
- Egress window overlooking the side yard with custom zebra blinds

KITCHEN

- Custom updated ~2025
- White shaker-style cabinetry
- Quartz countertops
- Stainless steel farmhouse style sink
- Black cabinet hardware
- Soft-close cabinetry and drawers
- Island with additional drawer storage and an accent colour
- Dimmable recessed pot lights
- Open to the recreation/family area

LAUNDRY ROOM

- Separate laundry area
- GE front-load washer (white)
- GE front-load dryer (white)

BEDROOM

- Luxury vinyl tile flooring
- Dimmable recessed lights
- Window overlooking side yard with custom blinds
- Closet

3-PIECE BATHROOM

- Tile flooring
- Stand-up shower with tile surround and glass shower doors
- New vanity and single sink
- Dimmable recessed lights
- Updated trim and baseboards
- Renovated ~2024



Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

HOUSE FEATURES



UTILITIES:

- Furnace and AC ~ 2020
- Hot water tank: owned ~ 2025
- Water softener: Hydrotech, owned
- Electrical panel: 100 amp Copper
- Reverse osmosis system
- Smoke detectors: Hardwired
- Roof: Metal roof ~ 2022

ADDITIONAL FEATURES:

- 2022 ~ main bathroom updates, front and backyard landscaping, new shed, roof, kitchen. Freshly painted and flooring throughout
- 2023 ~ composite deck and railings, back and left side fence, double gates
- 2024 ~ basement renovations including plumbing, electrical, insulation, drywall, kitchen, bathroom, landscape drainage, weeping tile and window well updates
- 2025 ~ mechanicals as noted above, front garden, porch columns



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SCHOOLS

Waterloo Region District School Board		Waterloo Region Catholic District School Board	
ENGLISH			
JK- GR06	Alpine Public School	JK - GR08	Our Lady of Grace CES
GR07 - GR08	Laurentian Public School	GR09 - GR12	St. Mary's High School
GR09 - GR12	Cameron Heights C.I.		
FRENCH IMMERSION			
GR02 - GR06	Crestview Public School	GR01 - GR08	St. Anne CES
GR09 - GR12	KW Collegiate & Vocational School	GR09 - GR10	Notre Dame CSS
		GR11 - GR12	St. David CSS

School boundary information can be confirmed at:
<https://www.wrdsb.ca/schools/Pages/Find-My-Local-School.aspx> & <https://schoolplanning.hcdsb.org/find-your-school/>



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