

\$999,000 - 65 Trailview Drive, Kitchener

MLS® #40732314

\$999,000

3 Bedroom, 3.00 Bathroom, 3,537 sqft

Single Family on 0.00 Acres

337 - Forest Heights, Kitchener, Ontario

Welcome to 65 Trailview Drive! Nestled on a quiet street in the heart of Forest Heights. This spacious 5-level backsplit home offers a bright main floor with large windows, a formal living room for entertaining special guests, a powder room, and main floor laundry. The upper level boasts all hardwood floors complemented by an oak banister and spacious staircase. Show off your culinary skills in the formal dining room adjacent to the well-appointed kitchen with ample cabinetry and counter space. The professional finished oak cupboards and walls extend to a warm and cozy family room with oak-paneled walls and dark hardwood floor. Step out to the newly rebuilt deck (2022) with hook up for a natural gas BBQ. Also overlooking the backyard is a separate dining area for casual dining. Upstairs you'll find three large bedrooms. The oversized primary bedroom includes a walk-in closet and a private ensuite bathroom with a shower. Downstairs you'll find a sizable bright rec room and adjacent private office, with a lower level fitting a pool table or the exercise room of your dreams. The walk-out basement opens to the 3-season sunroom and accesses the nature lover's paradise of a backyard featuring professionally landscaped gardens. The fully fenced yard provides a secure area for kids and pets, with private gate directly into the forest behind the property. Trailview Park offers scenic trails and provides abundant options for outdoor activity. Additional features of the home include a roof replaced in 2010



with 40-year warranty and the option for many existing furnishings to be included at the buyer's request. Don't miss your opportunity to live in this family friendly neighbourhood with excellent schools and a prime location. All appliances included: washer and dryer, dishwasher, stove, and fridge. Schedule your private showing today. Viewed by appointment only - no open houses. (id:6289)

Built in 1979

Essential Information

Listing #	40732314
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	3,537
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	65 Trailview Drive
Subdivision	337 - Forest Heights
City	Kitchener
Province	Ontario
Postal Code	N2N1P7

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Utilities	Natural Gas
Features	Backs on greenbelt, Conservation/green belt, Paved driveway, Automatic Garage Door Opener
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water softener, Washer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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