

\$579,900 - 253 Chapel Hill Drive, Kitchener

MLS® #40737363

\$579,900

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

335 - Pioneer Park/Doon/Wyldwoods,
Kitchener, Ontario

The Summer has been slow, and we've been waiting for the right Buyer! Now, we've improved the price by \$20,000 for this spacious home! Welcome to your new beginning in Doon South! This 1,427 sq ft, 2-year-old stacked townhome is a perfect find, whether you're a first-time homebuyer or a savvy investor. With 3 bedrooms and 2.5 bathrooms, there's plenty of space for family, roommates, or future tenants. Enjoy the peace of mind that comes with a new-ish build, offering a maintenance-free lifestyle. The condo fee covers all exterior maintenance, including the roof, windows, and doors, so you can say goodbye to unexpected repair costs. This worry-free ownership is a huge plus for anyone just starting out or looking for a passive income property. Located in a serene setting, this home is situated near Doon South Community Trail. Enjoy the quiet, take a walk on the trail and have your morning coffee while watching the sun come up! Inside, you'll love the modern finishes. Durable Luxury Vinyl Plank and Ceramic Tile flooring on the first two floors means easy cleaning, while premium carpet in the bedrooms keeps things cozy. The kitchen features sleek stone countertops and an undermount double basin stainless steel sink, making it a stylish and functional space. Convenience is key here! The primary bedroom has its own ensuite bathroom, and the laundry room with a stackable washer/dryer is on the same level as the



bedroomsâ€”no more hauling laundry up and down stairs! The home is equipped with a high-efficiency natural gas heating system and central air conditioning to keep you comfortable year-round. Located just 5 minutes from Conestoga College and Highway 401, this property is a commuter's dream and an investor's goldmine. Plus, it's in a top-rated school district, which adds to its value and appeal. This move-in ready townhome is a true gem, offering a great balance of location, low-maintenance living, and modern features. (id:6289)

Built in 2023

Essential Information

Listing #	40737363
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,425
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Condominium

Community Information

Address	253 Chapel Hill Drive
Subdivision	335 - Pioneer Park/Doon/Wyldwoods
City	Kitchener
Province	Ontario
Postal Code	N2R0S4

Amenities

Amenities	Airport, Golf Nearby, Hospital, Park, Place of Worship, Public Transit, Schools, Shopping, Ski area
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Conservation/green belt, Balcony

Parking Spaces 1

Interior

Appliances Water softener
Heating Natural gas Forced air
Cooling Central air conditioning
Has Basement Yes

Exterior

Exterior Brick Veneer, Vinyl siding
Foundation Poured Concrete

Listing Details

Listing Office COLDWELL BANKER PETER BENNINGER REALTY



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