

\$1,140,900 - 196 Benninger Drive, Kitchener

MLS® #40753818

\$1,140,900

4 Bedroom, 4.00 Bathroom, 2,280 sqft

Single Family on 0.00 Acres

336 - Trussler, Kitchener, Ontario

*** FINISHED BASEMENT INCLUDED ***
Fraser Model Generational Living at Its Finest. Step into the Fraser Model, a 2,280 sq. ft. masterpiece tailored for multi-generational families. Designed with high-end finishes, the Fraser features 9 ceilings and 8 doors on the main floor, engineered hardwood flooring, and a stunning quartz kitchen with an extended breakfast bar. Enjoy four spacious bedrooms, including two primary suites with private ensuites and a Jack and Jill bathroom for unmatched convenience. An extended 8' garage door and central air conditioning are included for modern living comfort. The open-concept layout flows beautifully into a gourmet kitchen with soft-close cabinetry and extended uppers. Set on a premium walkout lot, with a basement rough-in and HRV system, the Fraser offers endless customization potential. (id:6289)



- 9' HIGH CEILINGS ON MAIN FLOOR
- 8' HIGH GARAGE DOORS
- 8' MAIN FLOOR INTERIOR DOORS
- 45" UPPER KITCHEN CABINETS WITH LIGHT VALANCE TRIM
- SOFT CLOSE CABINET PACKAGE
- BASE MICROWAVE CABINET
- QUARTZ + GRANITE BACKSPLASH
- GRANITE OR QUARTZ COUNTER TOPS IN KITCHEN WITH BREAKFAST BAR EXTENSION
- GRANITE OR QUARTZ COUNTER TOPS IN MAIN AND MASTER WASHROOMS
- STAINLESS CHIMNEY STYLE RANGE HOOD
- 6 POT LIGHTS ON MAIN FLOOR
- ENGINEERED HARDWOOD THROUGHOUT MAIN FLOOR EXCEPT BATHROOMS, LAUNDRY AND MUDROOM
- 12 X 24 CERAMIC TILE IN BATHS, LAUNDRY AND MUDROOM FROM SELECTION
- UP TO 2 PAINT COLOUR CHOICES
- STAINED WOODEN SPINDLES
- CHOICE OF COLONIAL OR FLAT 2-3/4" INTERIOR TRIM AND DOORS
- TILED SHOWER IN ENSUITE WITH ACRYLIC BASE, GLASS WALL AND DOOR IN ALL SHOWERS
- COLOURED EXTERIOR WINDOWS (FRONT ONLY), FROM BUILDER'S SAMPLES
- ALUMINUM GARAGE DOOR
- FULLY DRYWALLED GARAGE WITH 1 COAT OF MUD
- 3 PIECE BASEMENT BATHROOM ROUGH IN
- ASPHALT DRIVEWAY AND WALKWAY
- TO FRONT DOOR
- FULLY SODDED LOT
- STANDARD UPPER CABINETS IN LAUNDRY ROOM SOFFIT IN KITCHEN
- DESIGN CENTRE
- HOME OWNER PORTAL
- MY STORY - EXCLUSIVE TO SUNLIGHT HERITAGE HOMES. STAY UP TO DATE WITH THE PROGRESS OF YOUR HOME!
- TRADE PORTAL
- 30 YEARS OF BUILDING EXPERIENCE
- DEDICATED SERVICE TEAM
- 30 YEAR SHINGLES
- ROGERS CABLE DISCOUNT
- THE BRICK FURNITURE & APPLIANCES PREFERRED PRICES
- PAINT STORE DISCOUNT

Our standard range of inclusions offers you a level of quality and individual features that will far exceed your expectations. The standard specifications that follow are included in the base price of our homes, plus, we also offer a range of personalization.

Essential Information

Listing #	40753818
Price	\$1,140,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,280
Acres	0.00
Type	Single Family

Licensed to Comerstone

Sub-Type	Freehold
Style	2 Level

Community Information

Address	196 Benninger Drive
Subdivision	336 - Trussler
City	Kitchener
Province	Ontario
Postal Code	N2E0E9

Amenities

Amenities	Park
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC. BROKERAGE-3
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