

\$2,399,000 - 91 Limerick Drive, Kitchener

MLS® #40755358

\$2,399,000

4 Bedroom, 3.00 Bathroom, 3,910 sqft

Single Family on 1.16 Acres

329 - Hidden Valley/Pioneer Tower, Kitchener, Ontario

Where Muskoka Meets the City! Step into serenity with this breathtaking property, perfectly situated on over an acre of lush, mature trees right in the heart of Kitchener. If you're searching for a commuter's dream just minutes from the 401, your search ends here! As you enter, be prepared to be wowed by the luxurious Italian marble flooring that sets the tone for elegance. The open-concept great room is designed for both comfort and style, featuring plush, newly carpeted spaces and a cozy wood-burning fireplace that invites warmth & relaxation. The sunroom, with its expansive windows, offers mesmerizing views of the Grand River & Doon Valley Golf Course. Prepare to be inspired in the gourmet kitchen, boasting custom lacquer cabinets, a stunning custom copper hood, and rich cherrywood floors that enhance the ambiance. With a maple countertop, roll-out pantries, and high-end appliances included, this space is designed for culinary creativity. Four elegant French doors lead you to a flagstone patio, perfect for summer entertaining and outdoor dining. This spacious bungalow features three freshly carpeted bedrooms on the main floor. The primary retreat boasts a serene Jack & Jill bathroom & private sliding glass doors that open onto a secluded deck, offering peaceful views of your expansive backyard oasis. The lower level adds incredible value with an additional bedroom & four-piece bathroom. Enjoy cozy gatherings in the spacious rec



room complete with a second wood fireplace. With tongue & groove pine accents, luxury vinyl flooring & a dedicated laundry & tool room, this space is both functional & stylish. Donâ€™t forget the luxury personal-trainer sized gym with custom epoxy floor & egress window! Step outside to discover your own personal sanctuary! A charming shed with electricity & loft above the garage hold endless potential. Hiking trails, canoeing, ponds, all accessible from your backyard. Wander through your mature perennial gardens & let nature inspire you! (id:6289)

Built in 1953

Essential Information

Listing #	40755358
Price	\$2,399,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	3,910
Acres	1.16
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	91 Limerick Drive
Subdivision	329 - Hidden Valley/Pioneer Tower
City	Kitchener
Province	Ontario
Postal Code	N2P2G9

Amenities

Amenities	Airport, Golf Nearby, Public Transit, Schools, Shopping, Ski area
Features	Backs on greenbelt, Conservation/green belt, Paved driveway, Skylight, Automatic Garage Door Opener

Parking Spaces	17
Parking	Attached Garage
# of Garages	1
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Water softener, Washer, Range - Gas, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stone
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Listing Details

Listing Office	PEAK REALTY LTD.
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