

\$1,334,900 - 101 Nathalie Street, Kitchener

MLS® #40779724

\$1,334,900

4 Bedroom, 4.00 Bathroom, 3,300 sqft

Single Family on 0.00 Acres

336 - Trussler, Kitchener, Ontario

Welcome to 101 Nathalie Street, Kitchener, an extraordinary pre-construction opportunity in the highly sought-after Trussler West community. This exceptional home is situated on a premium 42' x 98' lot. Featuring the elegant Raya A model, this home boasts an impressive 3,300 sq. ft. of above-grade living space. Designed with growing and multi-generational families in mind, the layout includes 4 spacious bedrooms, 3.5 bathrooms, all thoughtfully planned to accommodate every aspect of modern living. The exterior showcases a timeless brick and vinyl facade complemented by a double-car garage with parking for 4 vehicles (2 in the garage and 2 on the driveway). Inside, the home is filled with luxurious upgrades, including 9' main floor ceilings, hardwood flooring and oversized 40' x 24' basement windows that fill the lower level with natural light. The basement also includes a rough-in for a future 3-piece bathroom, offering flexibility for your long-term plans. Adding even greater appeal, this home comes with \$40,000 in upgrade/customization dollars and a \$30,000 price discount (already included). With a closing window between March and September 2026, this is a rare chance to secure a luxurious home at an attractive price point. For those seeking income potential or multi-generational living, a full legal duplex basement option is available—bringing the total living space to approximately 4,375 sq. ft. This professionally



designed lower suite can include a separate front entrance, two bedrooms, a full 3-piece bathroom, a kitchenette with pantry, dedicated utility hookups, and open-concept living and dining areas. Custom floorplan changes are also permissible with drafting approval and applicable fees, allowing you to personalize your home to reflect your lifestyle perfectly. This is truly a limited and luxurious opportunity, designed for large or multi-generational families. Don't miss your chance to own a brand-new, customizable home, Book your showing Today! (id:6289)

Essential Information

Listing #	40779724
Price	\$1,334,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	3,300
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	101 Nathalie Street
Subdivision	336 - Trussler
City	Kitchener
Province	Ontario
Postal Code	N2E0C4

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Conservation/green belt
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Water softener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Brick Veneer, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Twin City Realty Inc.



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