

\$1,045,000 - 33 Tinatawa Court, Kitchener

MLS® #40780419

\$1,045,000

3 Bedroom, 4.00 Bathroom, 2,858 sqft

Single Family on 0.15 Acres

228 - Chicopee/Freeport, Kitchener, Ontario

Prime, Chicopee Court Executive Home backing onto Nature, Walter Bean Trail! Welcome to this tastefully decorated home nestled on a quiet, family-friendly, choice court in Kitchener. This beautifully maintained property offers picturesque views of the mature treed greenbelt and the Grand River, with direct access to the Walter Bean Trail, making it a nature lover's dream. Inside, you'll find a renovated kitchen featuring high end cabinetry, built-ins, and gleaming hardwood floors, seamlessly connected to a spacious eat-in area and open-concept family room adorned with built in cabinetry. Step out from the family room with wood fireplace through French doors and onto the extra-large deck (six years young) with elegant glass panels, perfect for entertaining or relaxing while enjoying the tranquil surroundings. Upstairs, the oversized primary bedroom (20' x 12') serves as a luxurious retreat, complete with a modernized ensuite boasting a soaker jet tub, contemporary tiling and glass shower enclosure all beneath a skylight for the ultimate spa-like experience. Note primary bedroom's spacious walk in closet featuring an organization system by California Closets. The finished walkout basement features oversized windows and French doors, offering abundant natural light and flexible living space. Wet bar and large, open rec room provide additional entertaining options. The home is professionally landscaped, enhancing its curb appeal and outdoor enjoyment. Note the shed



in back yard - ideal for additional storage with mezzanine level perfect for children adventures. This is a rare opportunity to own a home that combines comfort, style, and stunning natural beauty in one of Kitchener's most desirable neighbourhoods. (id:6289)

Built in 1986

Essential Information

Listing #	40780419
Price	\$1,045,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Square Footage	2,858
Acres	0.15
Year Built	1986
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	33 Tinatawa Court
Subdivision	228 - Chicopee/Freeport
City	Kitchener
Province	Ontario
Postal Code	N2A3G9

Amenities

Utilities	Cable
Features	Backs on greenbelt, Conservation/green belt, Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
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Listing Details

Listing Office	Royal LePage Wolle Realty
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