

184 Lydia Street, Kitchener

Price \$485,000



■ Possession: Flexible

■ Taxes for 2016: \$4,314

■ Lot Dimensions: 40.00 x 110.00 feet



UPGRADES & FEATURES

- Curb appeal galore with this full brick charming home in the heart of the East Ward. Beautiful landscaping and well maintained porch.
- Roof was replaced 2 years ago by Belmar.
- Gorgeous original wooden doors and trim throughout the main floor.
- Elegant formal living room boasts a wood burning fireplace, 2 windows, crown moulding, and French door to foyer.
- Formal dining room has a full wall of custom built-in china cabinets, crown moulding, and is accessible to kitchen, living and family rooms.
- The kitchen was updated approx. 25 years ago with top of the line custom cabinets, hardwood floors, built-in sub-zero fridge and dishwasher, granite counters, pot lights, super large windows, walk-in pantry, abundance of storage, plus a dinette area!
- Family room addition was added prior to this owner buying, was used for a bedroom and had a full bathroom added for aged owners. Boasts a lovely brick gas insert fireplace, coffered ceilings, and huge bright triple-wide sliding patio doors to the rear yard.
- Rear yard has a large deck fully covered with a pretty pergola, overlooking a beautiful oasis in the City! Extensively landscaped gardens, trees, spiral patio, and fully fenced.
- Oversized attached garage used to have access to the pantry area, and could be converted back to an entrance and mud room.
- Driveway is concrete, and can easily fit 4 cars or more depending on the size!
- Walk to the Auditorium, parks, schools, busses, just minutes to the expressway, shopping, and much more.....



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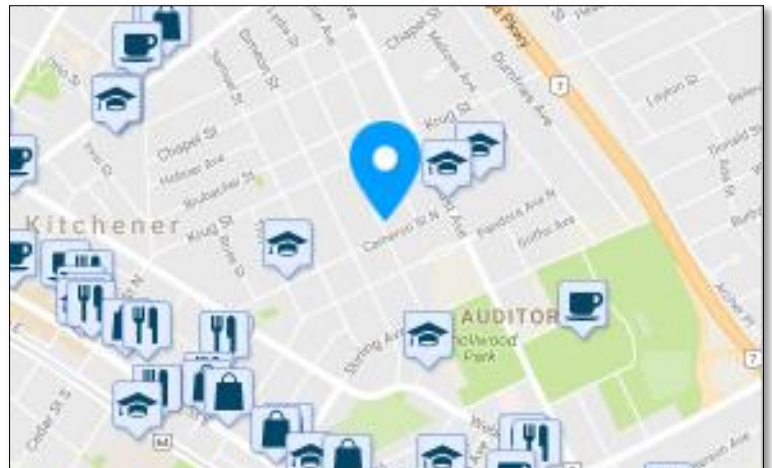
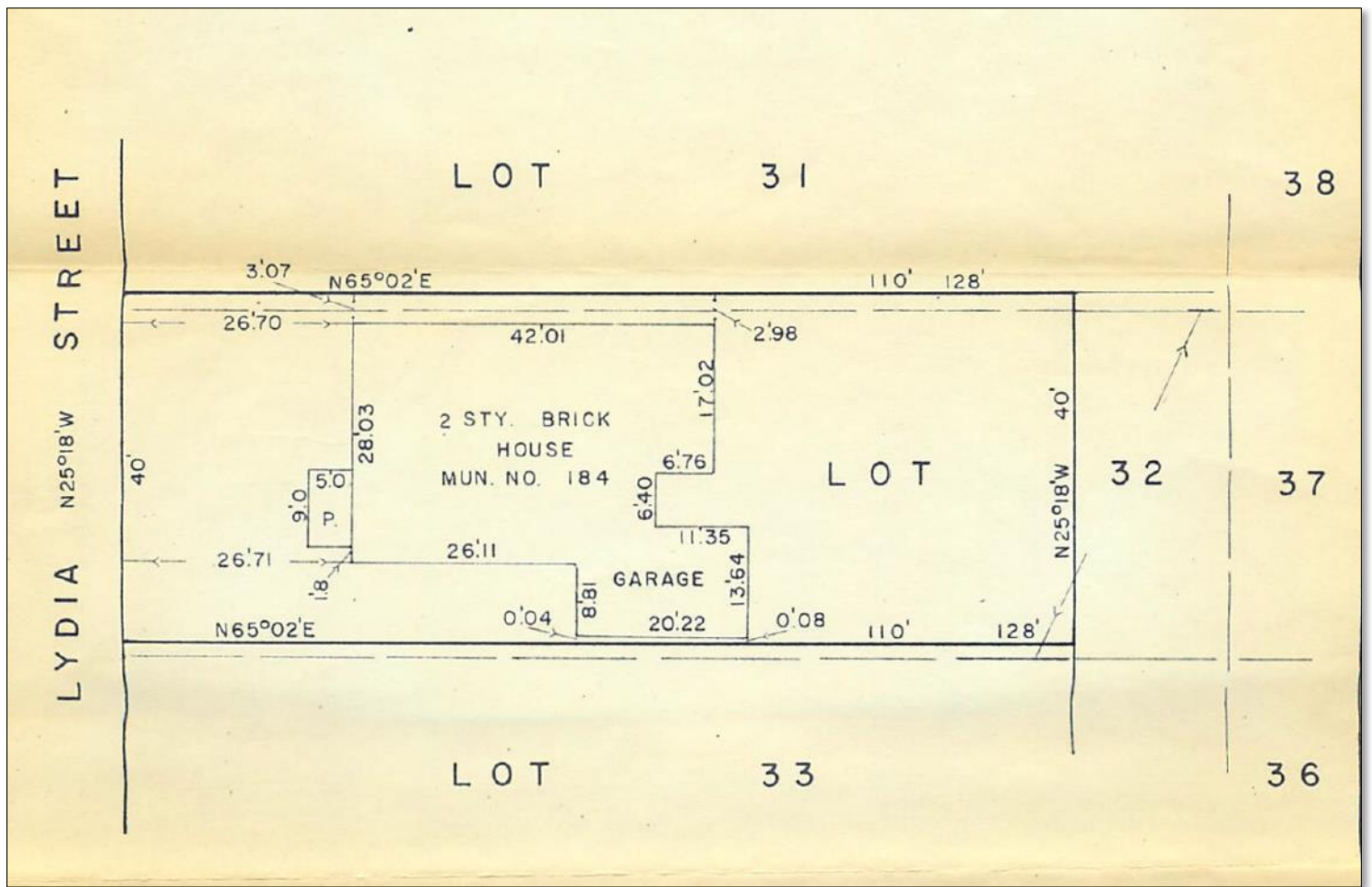
Tammy Nolan
Real Estate Broker



UPGRADES & FEATURES

- The master bedroom has double closets, is super large for the age of the home, California shutters, window seats, and ceiling fan/light.
- Bedroom 2 is super large too! With a bright bay window, ceiling fan/light, and built-in closets.
- Bedroom 3 is cute, with built-in closets and would be a perfect office with a coffered ceiling, ceiling light, and a door to a rear balcony overlooking the beautiful yard.
- The main bathroom is so "retro", it is back! Wonderful size for the age of home, ceramic tile floors, shower surround and walls, California shutters, plus lots of storage.
- Then there is the LOFT! What a bonus space. This is a HUGE full height space perfect for so many uses. Ceiling fan/lights, abundance of built-in drawers, and a walk-in closet. 3 windows make this space bright and a joy to be in. There are 2 radiators on this level too.
- Extra storage in the attic areas.
- Basement is partially finished and has great height throughout.
- The rec room boasts a wood stove fireplace and handy right at the bottom of the stairs.
- The laundry is located on the basement level, along with a 3rd full bathroom.
- There are 3 more unfinished rooms including a workroom, storage room and the mechanical room housing the Viessman boiler for the radiant heat (approx. 1992).
- Great potential in the basement. There is also a separate side entrance from the driveway to the basement.
- There is a full home inspection available for any serious interest. Carried out on August 13th after a torrential rain storm by Kevin Green.
- Current owners purchased this beautiful home in 1964, and raised their family here. Pride of ownership throughout.





Room Measurements

| | |
|------------------|----------------|
| Kitchen | 12'2" x 114" |
| Pantry | 6'0" x 3'3" |
| Dining Room | 13'10" x 11'4" |
| Living Room | 17'11" x 13'4" |
| 4 Piece Bathroom | |
| Master Bedroom | 14'4" x 13'4" |
| Bedroom | 14'6" x 11'5" |
| Bedroom | 11'3" x 9'0" |
| 4 Piece Bathroom | |
| Loft | 19'0" x 13'4" |
| Rec Room | 14'8" x 13'0" |
| Storage Room | 9'7" x 7'7" |
| Workshop | 11'3" x 7'3" |
| Utility | 14'8" x 10'10" |
| 3 Piece Bathroom | |

Age/Built: 1939
SQ FT: 2,183

Rail lines:

Kitchener Train 1.7 km

Bus lines:

1 Queen-River 0.2 km
 8 University/Fairview Park 0.4 km

Schools

PUBLIC

JK—Grade 6
Grade 7—Grade 8
Grade 9-12

Sheppard P.S. (walk)
 Courtland Ave P.S. (bus)
 Forest Heights C.I. (walk)

CATHOLIC

JK—Grade 8
Grade 9-12

St. Anne (walk)
 St. Mary S.S. (bus)