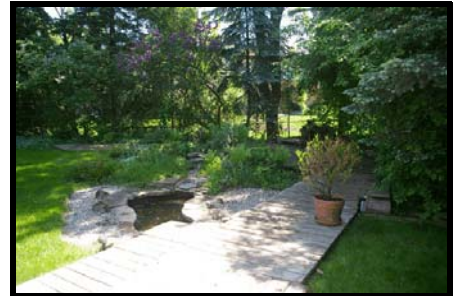


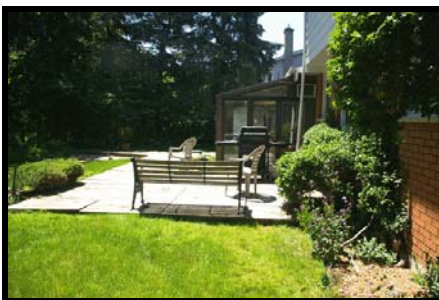
# 67 Penrose Avenue \$375,000.00 Kitchener



BEAUTIFUL 2-STOREY HOME ON A **MATURE TREE-LINED STREET** IN A **DESIRABLE NEIGHBOURHOOD**. **HUGE 31'6" X 9'5" FRONT PORCH** BORDERED BY SHRUBBERY AND HOSTA. **PRIVATE FENCED YARD** WITH LOTS OF DECKING ALLOWING FOR MANY DIFFERENT SITTING AREAS. SMALL POND WITH WATERFALL. **13' X 7'9" SUNROOM** OFF FAMILY ROOM ALLOWS ENJOYMENT OF THE BACKYARD FOR 3 SEASONS



## exterior



# 67 Penrose Avenue Kitchener



- EAT-IN KITCHEN WITH GREAT VIEW OF BACKYARD
- APPLIANCES INCLUDED: FRIDGE, STOVE, DISHWASHER
- 20' X 11' LIVING ROOM AND 11' X 10' DINING ROOM
- 2-PIECE BATH
- FAMILY ROOM WITH GAS FIREPLACE
- SLIDING DOORS OFF FAMILY ROOM TO 13' X 7'9" THREE-SEASON SUNROOM
- CERAMIC FLOOR IN KITCHEN

main  
floor



# 67 Penrose Avenue Kitchener



## upstairs

- 4 BEDROOMS, 3 BATHS
- MASTER BEDROOM 13'9" X 12'9" WITH 3-PIECE ENSUITE
- HARDWOOD IN ALL BEDROOM EXCEPT MASTER
- HARDWOOD UNDER HALL CARPET
- LAUNDRY CHUTE TO BASEMENT LAUNDRY AREA



## basement

- WASHER AND DRYER INCLUDED
- FURNACE 1990
- RENTED WATER HEATER 2009
- WATER SOFTENER OWNED 2002
- AIR CONDITIONER 1998
- FINISHED REC ROOM

# 67 Penrose Avenue Kitchener

- LOT SIZE IS 80 FEET BY 120 FEET
- TAXES FOR 2010 ARE \$ 4,149.72
- 1966 BUILDING LOCATION PLAN AVAILABLE
- CLOSE TO STANLEY PARK MALL, SHOPPERS DRUG MART AND FAIRVIEW MALL
- CLOSE TO CHURCHES, SCHOOLS AND BUS LINES
- CLOSE TO PARKS AND COMMUNITY TRAILS



## **PUBLIC SCHOOLS**

### **FRANKLIN P.S. (JK - 6)**

371 Franklin Street  
Kitchener, ON

### **SUNNYSIDE PARK P.S. (7-8)**

1042 Weber Street East  
Kitchener, ON

### **EASTWOOD C.I. (9-12)**

760 Weber Street East  
Kitchener, ON

## **SEPARATE SCHOOLS**

### **ST. DANIEL (JK- 8)**

39 Midland Drive  
Kitchener, ON

### **ST. MARY'S (9-12)**

1500 Block Line  
Kitchener, ON  
Eligible for transportation

## **MLS # 1025088**



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## **519.741.1400**



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