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Is Proud to Present...

140 Ridgemont Street
Kitchener, ON

For Sale: \$1,100,000



140 RIDGEMOUNT Street, N2P 0K4
Kitchener, Ontario

Asking \$1,100,000.00

For Sale By
Dan Elliott
Broker
Peak Realty Ltd.

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Mortgage Financing Options

Downpayment	7.73% Down	10% Down	20% Down	35% Down
Amortization Period	25 year	25 year	25 year	25 year
Interest Rate*	3.49% Interest	3.49% Interest	3.49% Interest	3.49% Interest
Downpayment amount	\$85,000.00	\$110,000.00	\$220,000.00	\$385,000.00
First Mortgage	\$1,015,000.00	\$990,000.00	\$880,000.00	\$715,000.00
Insurance Premium	\$40,600.00	\$30,690.00	\$0.00	\$0.00
Total Mortgage	\$1,055,600.00	\$1,020,690.00	\$880,000.00	\$715,000.00
Monthly Payments	\$5,264.73	\$5,090.62	\$4,388.94	\$3,566.01
Monthly Taxes	\$466.67	\$466.67	\$466.67	\$466.67
Heat	\$100.00	\$100.00	\$100.00	\$100.00
Total Payment	\$5,831.40	\$5,657.29	\$4,955.61	\$4,132.68
Income Required	\$235,103.20	\$227,970.74	\$203,416.69	\$168,919.09



Dan Elliott
Sales Representative

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140 Ridgemount Street, Kitchener

MLS: 40218337

Taxes: \$5,600/2021

Square Footage: 2,415 SQFT

Year Built: 2021

Room Sizes:

Living Room	21' 4" X 13' 0"
Dinette	12' 1" X 10' 0"
Kitchen	12' 1" X 11' 0"
Bathroom	2 Piece
Family Room	13' 4" X 13' 0"
Bedroom Primary	13' 1" X 15' 0"
Bedroom	11' 5" X 14' 9"
Bedroom	12' 9" X 11' 1"

- *Lock off 4 piece upper bathroom*
- *Transom windows throughout the home*
- *Oversized island w/ waterfall effect and ample electrical hook ups*
- *2 oversized Walk In Closets*
- *Master Bedroom, Family Room, and Main Level Living-room all pre-wired for hidden cords allowing for mounted tv's free of wires*
- *Rough in for Electric car charger in the garage*

You are going to be impressed with this ULTRA-MODERN, carpet free, 5 Star Energy Certification, Contemporary 2 Storey detached home situated in the desirable Doon neighborhood w/ convenient access to the 401. The exterior offers the modern curb appeal that the 21st-century buyer is looking for with desired front covered Patio walk-out from Master bedroom and sleek Double Car Garage. From the onset, you will be impressed as you enter the oversized 8-foot entry door into the foyer appreciating the abundant light that flows through the large windows throughout the main floor. The Kitchen features quartz countertops, an oversized island with waterfall quartz feature, stainless steel appliances, gas stove, and an abundance of cabinetry space with convenient pot and pan drawers throughout. The adjoining dinette features an ultrawide patio door stretching the length of the room. As we head upstairs, you'll appreciate the maple hardwood stairs with the gorgeous glass railing. Upstairs you will be wowed by the 9-foot ceiling in the 3 large bedrooms, 2 bathrooms, and the bright family room. The Master bath features his and hers sink and a large shower, while the additional bathroom offers a convenient lock-off between the sink and shower space. The owners have thought of everything incl. upgrading the Interior doors to 8 feet and many more upgrades that are listed on the listing feature sheet... ask your agent to send this to you. The basement is waiting to be customized according to your wishes but already offers oversized 9' ceilings and rough-in for additional bathroom and bar/kitchenette. This home is centrally located within minutes from HWY 401, transit, Conestoga College, parks, trails and ADDED BONUS, NEW: Primary school coming soon. This home is move-in ready!

140 Ridgemount Street, Kitchener

Features & Upgrades List

- 8' doors on both main floor and upper floor
- Main Entrance 8' Door
- 9' ceilings on main floor, BSMT, and Upper Level
- On-Demand Hot Water Heater
- Water Softener
- Bosch Dishwasher
- Kitchen-Aid Fridge
- Gas Stove, 2021
- Microwave Insert, 2022
- 4PC rough in & Kitchenette/bar rough in, BSMT
- 200 AMP Service
- HRV
- Modern Upgrades Kitchen w/ oversized island with waterfall granite feature
- Soft Closing drawers and cabinets throughout Kitchen
- Kitchen Backsplash
- 2 Garage Door Openers w/ remotes
- Upgraded Modern Black Interior Windows
- Glass railing stair case
- Maple Hardwood Stairs
- Laminate throughout upper level
- Transom Windows on main level
- 5" baseboards

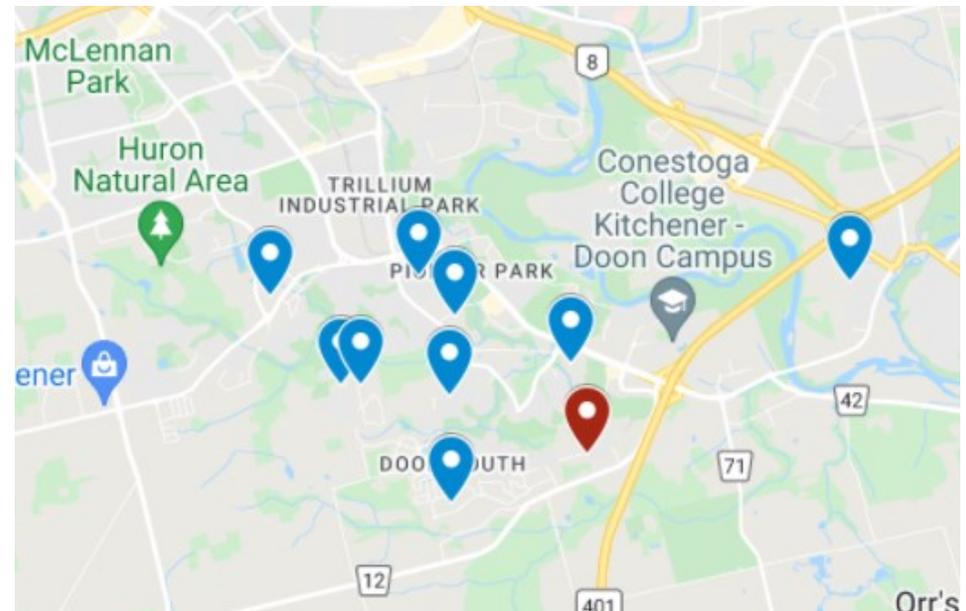
Schools

Catholic Schools

- St. Timothy Catholic Elementary School
15 Bechtel Drive
- Carmel New Church School
40 Chapel Hill Drive

Public Schools

- Groh Public School
225 Thomas Slee Drive
- Doon Public School
1401 Doon Village Road
- J W Gerth Public School
171 Apple Ridge Drive, Kitchener



* Associated schools should be verified and are subject to change