



Is Proud to Present...

75 Stonehenge Place Kitchener, ON

For Sale: \$849,900



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75 STONEHENGE Place
Kitchener, Ontario

Asking \$849,900.00

For Sale By
Dan Elliott
Broker
Peak Realty Ltd.

210 - 410 Conestogo Road, Waterloo ON N2L 4E2

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Mortgage Financing Options

Downpayment	7.06% Down	10% Down	20% Down	35% Down
Amortization Period	25 year	25 year	25 year	25 year
Interest Rate*	4.99% Interest	4.99% Interest	5.324% Interest	4.99% Interest
Downpayment amount	\$59,990.00	\$84,990.00	\$169,980.00	\$297,465.00
First Mortgage	\$789,910.00	\$764,910.00	\$679,920.00	\$552,435.00
Insurance Premium	\$31,596.40	\$23,712.21	\$0.00	\$0.00
Total Mortgage	\$821,506.40	\$788,622.21	\$679,920.00	\$552,435.00
Monthly Payments	\$4,773.25	\$4,582.18	\$4,080.78	\$3,209.85
Monthly Taxes	\$349.48	\$349.48	\$349.48	\$349.48
Heat	\$100.00	\$100.00	\$100.00	\$100.00
Total Payment	\$5,222.73	\$5,031.66	\$4,530.26	\$3,659.33

75 Stonehenge Place, Kitchener

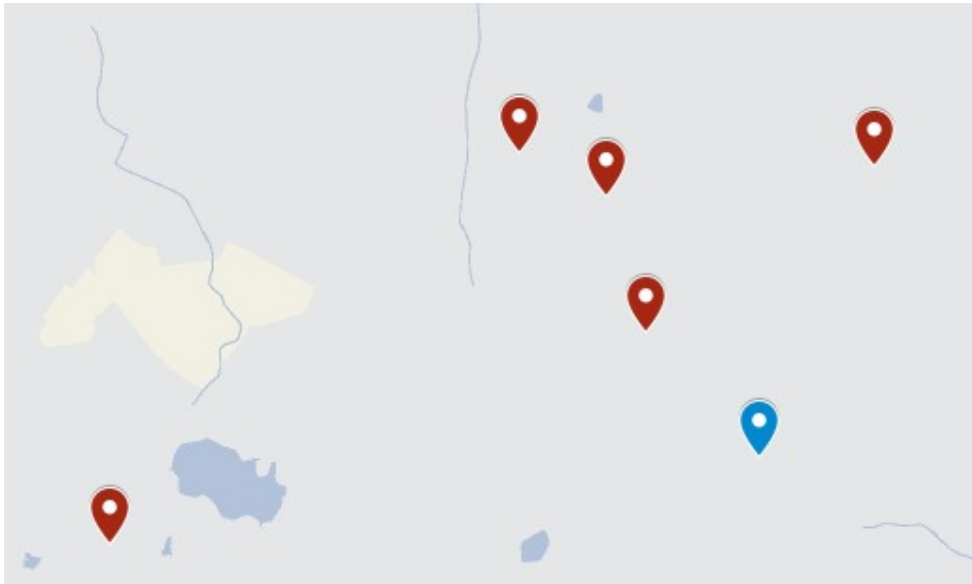
Schools

Catholic Schools

- Saint Mark Catholic Elementary School
240 Autumn Hill Crescent
- John Sweeney Catholic Elementary School
185 Activa Avenue

Public Schools

- Driftwood Park Public School
50 Parkland Crescent
- Westheights Public School
429 Westheights Drive
- John Darling Public School
200 Rolling Meadows Drive



MLS: 40585052

Taxes: \$4193.71 / 2023

Square Footage: 2,280 SQFT

Year Built: 1987

Type: Backsplit

Parking: 2 parking/2 car garage

Room Sizes:

Cold Room:		Dinette:	9' 5" X 9' 0"
Bonus Room:	25' 0" X 16' 0"	Bedroom Primary:	12' 0" X 14' 6"
Bathroom:	2-Piece	Bedroom:	9' 6" X 8' 10"
Family Room:	16' 0" X 18' 3"	Bedroom:	9' 0" X 13' 0"
Bedroom:	10' 0" X 14' 3"	Bathroom:	4-Piece
Dining Room:	10' 2" X 8' 7"	Bathroom:	3-Piece, Ensuite
Kitchen:	9' 5" X 9' 0"	Laundry:	9' 10" X 7' 6"
Living Room:	17' 2" X 11' 3"	Utility Room:	8' 9" X 8' 5"

Large 4 bedroom, 3 bath single detached home is situated on a quiet court in the family-friendly Forest Heights neighbourhood. This back split designed home is much larger than it looks. Off from the entrance, you will appreciate the formal living room with its large window that overlooks the neighborhood. Adjoining the living room there is a large dining room with a large window allowing plenty of natural light. Across, you will appreciate the convenient Kitchen and dinette with sliders to the oversized deck with built in storage that leads to your private hot tub patio alcove. You'll appreciate the privacy this fully fenced backyard offers with no rear neighbour, plenty of space for gardening and the convenient custom built 8' x 12' shed. Upstairs are 3 generous size bedrooms with hardwood and a full 4-piece bathroom. The master features has views of the backyard and a 3-piece ensuite along with a large walk-in closet. The lower level, you will find a large family room and another adjoining bedroom, all with large, unencumbered windows and a convenient 2-piece bathroom. The lowest level offers ample storage and can be custom designed to your specifications, offering plenty of space. On this level you will also find a convenient cold room and fully finished laundry room with custom cabinets and backsplash. Updates incl: roof (2021), stainless steel kitchen appliances (2022), washer/dryer (2022), A/C & Furnace (2017), Upgraded Vinyl click flooring in family room 2024 and Kitchen and Hallways (2022) Situated by some of the best shopping centers Kitchener has to offer & close to amenities such as schools, library, public pool, easy access to highway 8, & family park around corner; this home offers the ideal location to raise a family. You will also appreciate the bountiful trails that wind throughout the community, ideal for leisurely strolls or bike rides.