

\$1,699,900 - 71 Rusholme Road, Kitchener

MLS® #40767050

\$1,699,900

3 Bedroom, 3.00 Bathroom, 3,267 sqft

Single Family on 0.00 Acres

415 - Uptown Waterloo/Westmount, Kitchener, Ontario

Welcome to a one-of-a-kind residence in one of KW's most sought-after residential areas, featuring an expansive 82' X 175' lot. This beautifully maintained home was built in 1950 by local community leader Ira Needles and now combines classic craftsmanship with contemporary convenience. Step into the elegant front entryway featuring a tiled floor, cedar-lined closet, and skylight over the main staircase that floods the space with natural light. Inside, you'll find a harmonious blend of hardwood flooring, plaster ceilings with crown moulding, and timeless architectural details. The spacious living room boasts oak hardwood, a wood-burning fireplace, and custom built-in bookshelves. Entertain in the formal dining room complete with a bay window bench seat and built-in sideboard. The eat-in kitchen offers granite counters, a central island, tile backsplash, and pot lights and a classic tiled floor. Bring the outdoors in and unwind in your incredible sunroom overlooking the beautifully landscaped backyard. Don't forget the versatile study that could be a beautiful office space or main floor family room. Upstairs, are three generously sized bedrooms. Two are finished w/ warm walnut hardwood. The primary suite offers built-in cabinetry acting as dressers, two deceptively spacious closets, and a luxurious 4-piece ensuite with a tiled, heated floor. A unique bonus bedroom sits above the garage! The walk-out basement is finished with ¾-inch



oak wall paneling, a second wood-burning fireplace, and stylish mini bar w/ slate floor, tin ceiling, wine fridge, and second fridge. Outside, enjoy the serenity of a stunning backyard landscaped entirely with perennials, a multi-tiered deck, gas BBQ line, and a hot tubâ€”perfect for entertaining or relaxing in your private oasis. Additional highlights include: copper eavestroughs, new boiler (2022) and shingles (2021). This unique home is filled with character, quality, and comfortâ€”a rare opportunity to own a true piece of local history. (id:6289)

Built in 1950

Essential Information

Listing #	40767050
Price	\$1,699,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	3,267
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	71 Rusholme Road
Subdivision	415 - Uptown Waterloo/Westmount
City	Kitchener
Province	Ontario
Postal Code	N2M2T5

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Playground
Features	Paved driveway, Automatic Garage Door Opener
Parking Spaces	7

Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Water softener, Washer, Window Coverings, Garage door opener, Hot Tub
Heating	Radiant heat, Hot water radiator heat
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick Veneer
Foundation	Poured Concrete

Listing Details

Listing Office	MCINTYRE REAL ESTATE SERVICES INC.
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