

KR PRIME PROPERTIES

15 WETLAND WAY

KITCHENER, ON N2P 2Y7



REMAX GOLD

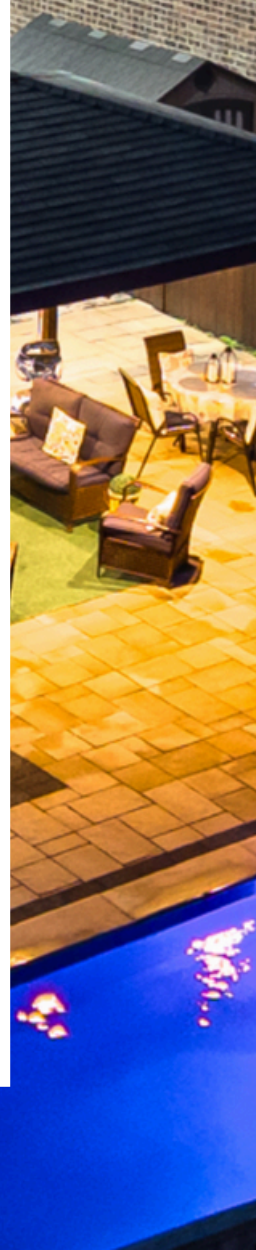




*Welcome!*

## TO 15 WETLAND WAY

This stunning Monarch-built home offers an unparalleled living experience with a third-floor living space, a fully finished basement, and a wealth of premium upgrades. Designed for both comfort and style, this home is a perfect combination of modern convenience and timeless elegance.



01

MAIN FLOOR HIGHLIGHTS

02

SECOND FLOOR & BEDROOMS

03

FINISHED BASEMENT & THIRD-  
FLOOR LIVING

04

OUTDOOR OASIS

05

UPGRADES & SMART FEATURES

CONTENTS



# MAIN FLOOR HIGHLIGHTS

The open-concept main floor is designed to impress, featuring:

- Rich hardwood flooring throughout
- A solid wood and iron spindle staircase
- Elegant crown moulding accenting 9' ceilings
- A spacious gourmet kitchen with:
  - A center island
  - Ample cupboard and counter space
  - Stainless steel appliances
  - Overlooking the family room with a cozy gas fireplace



# SECOND FLOOR & BEDROOMS

01

Four spacious bedrooms and three full bathrooms provide ample space for family and guests.



02

Each bedroom features custom closets for enhanced organization.



03

The main bedroom ensuite has been completely renovated for a spa-like retreat. The conveniently located laundry room includes custom cabinetry, a sink, and a countertop.



# FINISHED BASEMENT & THIRD-FLOOR LIVING

*The fully finished, carpet-free basement is an entertainer's dream, featuring:*

01

A full washroom



02

A kitchen bar with additional counter space



Upgraded pot lights and smart switches for enhanced ambiance

03

*The third-floor living space adds flexibility as an extra entertainment area, home office, or guest suite.*



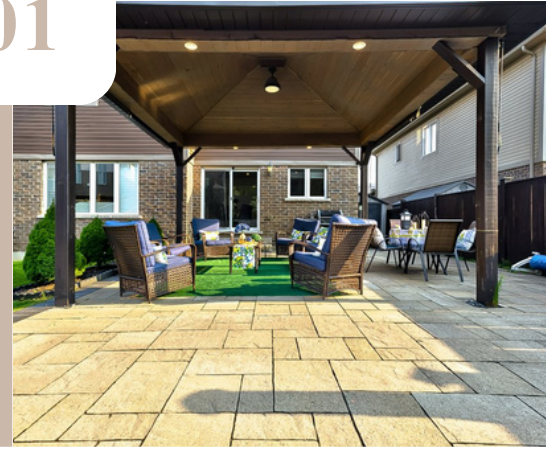


# OUTDOOR OASIS

*Step into a backyard paradise, where every detail has been meticulously crafted for comfort and relaxation. Backyard features include:*

01

An impressive landscaped pergola with a built-in fan and spotlights



02



- A retaining wall for added privacy
- A pool shed for storage

03

A painted fence with interlocking flooring.

*Total backyard upgrades exceed \$150,000.*





## UPGRADES & SMART FEATURES

This home has been upgraded extensively within the past three years, with renovations totalling approximately **\$100,000**. Key upgrades include:

- Custom closets in all bedrooms and entrance area
- California shutters throughout the home
- New tiles and hardwood flooring throughout – no carpeting
- Smart home features, including:
  - Smart sprinkler system
  - Smart thermostat
  - Air purification system
- Owned water softener
- Upgraded lighting throughout with modern fixtures and smart switches





# ADDITIONAL FEATURES & BENEFITS

- Modern baseboards and crown moulding throughout the home
- Stylish light fixtures and pot lights for a warm, inviting ambiance
- Functional laundry room upgrades with custom cabinetry, sink, and counter space
- A fully renovated main ensuite washroom, designed for luxury and relaxation





READY TO  
GET STARTED?  
CONTACT US!



(519)546-4488



info@kdrakhra.com



krakhra.remax.ca