

# 67 BRECKENRIDGE Drive Unit #301, Kitchener, Ontario N2B 3R8

Client Full  
**Active / Residential**

**67 BRECKENRIDGE Dr #301 Kitchener**

MLS® #: 40384991



## Waterloo/2 - Kitchener East/224 - Heritage Park/Rosemount 1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **939**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **939/Plans**

Common Interest: **Condominium**  
 Tax Amt/Yr: **\$1,962.73/2022**  
 Condo Fee/Freq: **\$423.00/Monthly**  
 Addl Monthly Fees: **\$0.00**

### Remarks/Directions

Public Rmks: **BUILDING RESTRICTED TO BUYERS 55+ Unique building offers great amenities with a sense of community. Bright, quiet top floor corner condo unit with open floor plan. Extra bay window gives afternoon sun plus watch the evening sunsets from your balcony. Spacious 2 bedroom 1 bathroom unit with newer kitchen featuring light colour soft close cabinets, granite, under sink reverse osmosis water filter. Updated bath vanity with quartz counter tops, accessible remodelled walk in shower. L-shaped living/dining room with luxury carpet. Large primary bedroom can accommodate a king bed plus dressers/seating area with walk-in closet and shelf organizers. Second bedroom or den with closet. Tons of storage including in-suite walk-in pantry, linen, front hall closet, basement storage locker and garage shelf/cupboard space. Building offers laundry included, huge party room with kitchen for family functions, games area with pool table, ping pong and shuffleboard plus exercise area, amazing large workshop for the hobbyist. Indoor garage parking spot plus visitor parking. Around the corner from Stanley Park Mall for groceries, shops, bank, gas station, drugstore and restaurants. \*Buyer subject to approval by condo board.**

Directions: **Cross River Road on Ottawa St and turn left on Breckenridge Drive.**  
 Cross St: **Ottawa St / River Rd**

### Common Elements

Common Element Additional Fee: **0.00**  
 Common Element/Condo Amenities: **Elevator, Exercise Room, Games Room, Party Room, Visitor Parking, Workshop**  
 Condo Fees: **\$423.00/Monthly**  
 Condo Fees Incl: **Association Fee, Building Insurance, Building Maintenance, Common Elements, Private Garbage Removal, Property Management Fees, Snow Removal, Water**  
 Locker: **Exclusive/301**  
 Pets Allowed: **No**  
 Prop Mgmt Co: **Self Managed Condo Board**  
 Building Name: **Linden Place**  
 Balcony: **Open**  
 Condo Corp #: **94**  
 Condo Corp Yr End:

### Exterior

Exterior Feat: **Balcony, Controlled Entry, Lighting**  
 Construct. Material: **Brick**  
 Shingles Replaced:  
 Year/Desc/Source: **1987//Estimated**  
 Pool Features: **None**  
 Garage & Parking: **Detached Garage//Visitor Parking//Exclusive Parking**  
 Parking Spaces: **1**  
 Services: **Cable TV Available, Electricity, High Speed Internet Avail, Telephone Available**  
 Water Source: **Municipal**  
 Lot Front (Ft): **0.00**  
 Location: **Urban**  
 Area Influences: **Airport, Ample Parking, Highway Access, Landscaped, Library, Major Highway, Place of Worship, Public Transit, Quiet Area, Rec./Community Centre, Shopping Nearby**  
 View:  
 Topography: **Flat**  
 Restrictions:  
 Foundation: **Concrete Block**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Attached**  
 Apx Age: **31-50 Years**  
 Driveway Spaces: **0.0**  
 Garage Spaces: **1.0**  
 Water Tmnt: **0.00**  
 Sewer: **Sewer (Municipal)**  
 Lot Depth (Ft): **0.00**  
 Lot Shape:  
 Land Lse Fee:  
 Lot Irregularities:  
 Retire Com: **Yes**  
 Fronting On: **South**  
 Exposure: **West**

### Interior

Interior Feat: **Auto Garage Door Remote(s), Ceiling Fans, Elevator, Separate Heating Controls, Separate Hydro Meters, Upgraded Insulation, Workshop**  
 Access Feat: **Elevator, Ramped Entrance <= 12"**  
 Basement: **Full Basement**  
 Laundry Feat: **Common Area**  
 Cooling: **Window Unit**  
 Heating: **Baseboard, Electric**  
 Inclusions: **Built-in Microwave, Garage Door Opener, Refrigerator, Smoke Detector, Stove**  
 Add Inclusions: **All ELF's and window coverings. Estate sale - everything "as-is" upon closing.**  
 Exclusions: **2 teak wall sconces in the primary bedroom.**  
 Basement Fin: **Fully Finished**

### Property Information

Common Elem Fee: **Yes** Local Improvements Fee:  
Legal Desc: **UNIT 1, LEVEL 3, WATERLOO NORTH CONDOMINIUM PLAN NO. 94 ; LT 27 PL 1307 PTS 1 & 2 58R4964 AS  
MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION 897238 ; KITCHENER**  
Zoning: **R6** Survey: /  
Assess Val/Year: **\$172,000/2023** Hold Over Days: **90**  
PIN: **230940016** Occupant Type: **Vacant**  
ROLL: **301203002715616**  
Possession/Date: **30 - 59 Days/** Deposit: **10,000.00**

**Brokerage Information**

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List Brokerage: [Royal LePage Meadowtowne Realty Inc., Brokerage](#) 

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Source Board: The Oakville, Milton and District Real Estate Board  
Prepared By: Joseph A. Brazeau, Salesperson

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