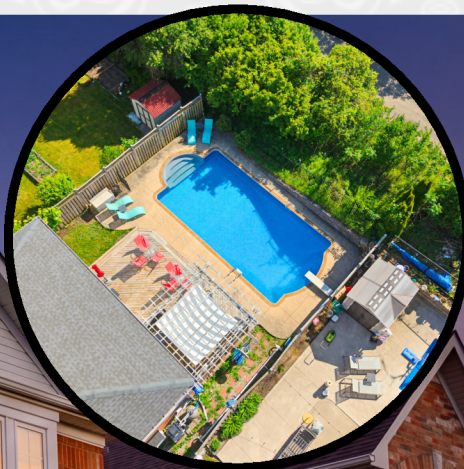




Royal LePage Wolle Realty
71 Weber St. E, Kitchener, ON N2H 1C6
519-578-7300



Welcome to 359 Pine Valley Drive, an EXCEPTIONAL FAMILY RESIDENCE nestled within one of Kitchener's most coveted communities — the highly sought-after neighbourhood of Doon South. Offering over 4,000 square feet of beautifully finished living space across three levels, this impressive 4-bedroom, 3.5-bathroom home is PERFECTLY POSITIONED ON A PREMIUM LOT backing onto greenspace and walking trails, creating a rare blend of privacy, nature, and modern family convenience. From the moment you arrive, the inviting covered front porch and STRIKING TWO-STOREY FOYER set the tone for the spacious and thoughtfully designed interior that awaits. Elegant Brazilian Cherry hardwood flooring flows through the formal living and dining rooms, creating sophisticated spaces for entertaining, family celebrations, and everyday enjoyment. A MAIN FLOOR DEN PROVIDES THE IDEAL SETTING FOR A HOME OFFICE or study, while the convenient main floor laundry room and powder room enhance daily functionality. Designed with both FAMILY LIVING AND ENTERTAINING IN MIND, the heart of the home is the expansive kitchen featuring painted cabinetry, generous preparation space, pantry storage, and seamless connectivity to the dinette and family room. The adjoining family room is warm and welcoming, centred around a gas fireplace with mantle and framed by picturesque views of the backyard oasis beyond. STEP OUTSIDE AND DISCOVER A PRIVATE RETREAT designed to be enjoyed throughout the summer months. A two-tier deck with pergola overlooks the HEATED IN-GROUND SALTWATER POOL, surrounded by mature landscaping and extensive concrete decking. Whether hosting friends and family, enjoying a quiet evening outdoors, or watching children play, this remarkable outdoor setting offers the perfect backdrop for making lifelong memories. The UPPER LEVEL CONTINUES TO IMPRESS with hardwood flooring throughout the hallway and a luxurious primary suite featuring double-door entry, a spacious walk-in closet, and a well-appointed ensuite complete with a corner soaker tub and separate shower. Three additional generously sized bedrooms and a full family bathroom provide ample space for growing families and overnight guests alike. The PROFESSIONALLY FINISHED LOWER LEVEL significantly expands the home's living space and versatility, offering an expansive recreation room with bar area, a dedicated hobby room or home office, and a full 3-piece bathroom. Whether envisioned as a games room, media lounge, fitness area, or multi-generational living space, this level adapts effortlessly to your family's evolving needs. Beyond the property itself lies one of Waterloo Region's most desirable family-oriented communities. Doon South is renowned for its mature natural surroundings, extensive walking and biking trails, conservation lands, and exceptional sense of community. Families appreciate being just steps from JW Gerth Public School, while commuters enjoy quick access to Highway 401, Conestoga College, shopping, dining, and numerous everyday amenities. Combining exceptional interior space, a resort-inspired backyard, premium trail-side setting, and an outstanding location, 359 Pine Valley Drive presents a rare opportunity to embrace the lifestyle that so many families aspire to achieve. THIS IS MORE THAN A HOME —it is a place where family memories are made, milestones are celebrated, and everyday living feels extraordinary.

A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015

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THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to
359 PINE VALLEY DRIVE
KITCHENER, ON N2P 2V4
4 Bedroom | 3.5 Bathrooms |
2,891 sqft+ 1,115 sqft basement = 4,006 sqft
Built in 2004 | \$7,732.95/2025 | 2 Car Garage
Lot Size - 50.10 ft x 126.64 ft (0.15 acres)

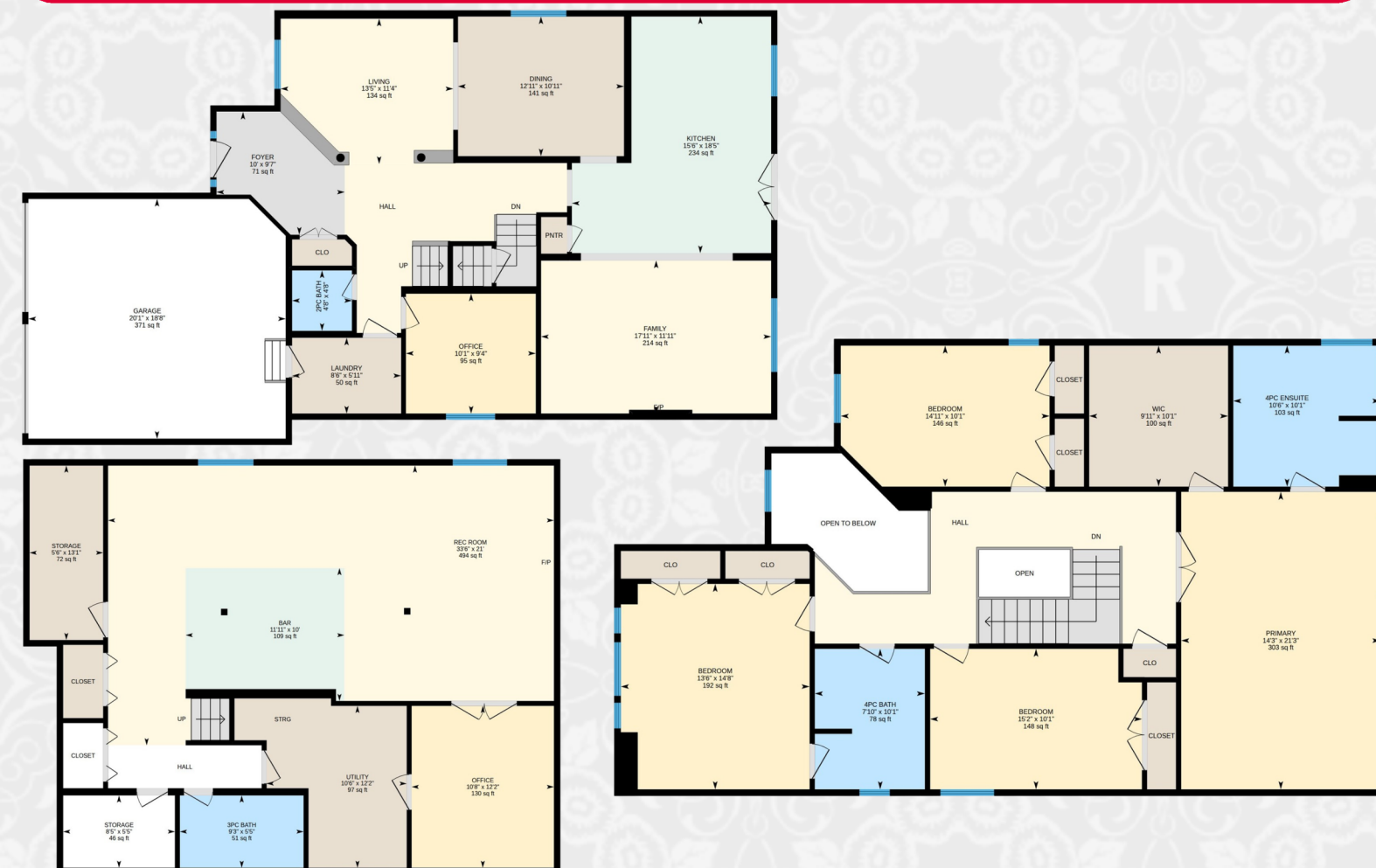
www.359pinevalley.ca



IMPRESSIVE FEATURES

- Open to above ceiling in foyer
- 9 ft ceilings main floor
- Kitchen pantry
- Kitchen undermount lighting
- Main floor 2 pc bathroom
- Brazilian hardwood floors
- Hardwood stairs w/metal spindles
- Formal living & Dining rooms
- Gas fireplace in family room
- Main floor office
- Main floor laundry
- 4 Bedrooms upstairs
- -Front room vaulted ceiling, double closet, cheater access to main bathroom
- -Room 2 offers double closet
- -Room 3 single closet
- -Primary bedroom w/ walk in closet
- 4 pc ensuite w/ Corner soaker tub & separate shower
- Main 4 pc bathroom w/ Tub/shower combo
- Private backyard looking onto green space
- In-ground saltwater pool
- Pool lights
- Pool robot, purchased brand new in 2021, can be connected to an app to run automatically
- Stamped concrete around pool
- Removable fence between deck & pool for safety
- Pool heater replaced 2025
- Liner & sand filter 2019
- Deck & Pergola
- Backyard has power outlets in all 4 corners, with switches to turn them on and off
- TV mount outside included
- Sprinkler system in front of property
- Finished basement
- Custom wet bar
- Basement 80 inch TV & surround sound included
- 5th bedroom in basement
- Basement full 3 pc bathroom
- Rough in for another laundry in basement
- Double garage w/ auto openers
- Fully fenced
- Doon South neighborhood
- Steps from J.W. Gerth Public School
- Roof 2021
- Furnace & A/C replaced 2019
- Central Vac roughed in
- Sump pump
- Water softener
- Water heater rented

FLOOR PLANS



SCHOOLS

Waterloo Region District School Board

JK-6 J.W. Gerth P.S.
7-8 Doon P.S.
9-12 Huron Heights S.S.

Waterloo Catholic District School Board

JK-8 St. Timothy Catholic
9-12 St. Mary's SS

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