



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 1803-81 Church Street, where downtown Kitchener living meets comfort and convenience.

Perched on the 18th floor, this spacious two-bedroom condominium offers a wonderful opportunity to enjoy an easy, carefree lifestyle in the heart of the city.

The bright and inviting living space provides plenty of room to relax or entertain, while the open balcony offers a great spot to take in the elevated surroundings.

Residents enjoy an impressive selection of amenities including an indoor pool, sauna, exercise room, party room and visitor parking, creating a resort-like feel without leaving home. And when you do venture out, Victoria Park, the Kitchener Market, ION LRT, restaurants, cafés, shopping and the Iron Horse Trail are all close at hand.

With underground parking and condo fees that include heat, hydro and water, this is a terrific opportunity for those looking to simplify without sacrificing space, amenities or location. Come experience the convenience of downtown living from a great vantage point.

PROPERTY DETAILS

ADDRESS: 1803-81 Church Street Kitchener, Ontario N2G4M1

TYPE: Single family residential condominium apartment

LEGAL DESCRIPTION: UNIT 3, LEVEL 18, WATERLOO NORTH CONDOMINIUM PLAN NO. 17 ; PT LT 45 J.E. SCHNEIDER'S SURVEY PL 393, PTS 1 & 4 CTA 1099 AS MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION 561856 ; KITCHENER.

SQ. FT:	950 (MPAC)
BEDROOMS:	2
BATHS:	1
LAUNDRY:	In unit.
AGE:	51 years (1975).
ELECTRICAL:	Breaker panel
FLOORS:	Ceramic, vinyl.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Concrete, Brick,
INTERIOR:	Drywall.
BALCONY:	Open.
PARKING:	1 parking space in garage (exclusive use).
ZONING:	SGA-3
TAXES:	\$2,266 (2025)
CONDO FEES:	\$976.70/mo.
CONDO CORP#:	WNCC#17
MANAGEMENT CO:	Reed Condominium management.

PROPERTY DETAILS *continued*

PET FRIENDLY:	Limited
ROLL #:	301204001817631
PIN #:	230170131
HIGH SPEED INTERNET:	Available
HEATING:	Forced air
COOLING:	Central Air
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available at: www.gogordons.com
AMENITIES:	Party room, elevator, exercise room, pool, sauna, visitor parking.
CONDO FEE INCLUDES:	Building insurance, building maintenance, common areas, heat, hydro, water, parking.
CHATELS INCLUDED:	Fridge, stove, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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