

38 SHIRK Place, Kitchener, Ontario, N2K 1R4

Listing

38 SHIRK Place, Kitchener, Ontario, N2K 1R4
Active / Multi-Residential

Listing ID: 40798273
Price: \$1,149,000.00



Waterloo/1 - Waterloo East/120 - Lexington/Lincoln Village Multi-4 Unit

Unit Type	# Units	Equip	# Inc	Alt MLS@#:	40798294
1 Bed	1	Dishwshr	1	SF Range:	1501 to 2000
2 Beds	0	Dryers	1	AG Fin SF:	1,504.00
3 Beds	3	Fridges	1	Common Interest:	Freehold/None
4+ Beds	0	Stoves	1	Tax Amt/Yr:	\$9,062.00/2025
Apt	0	Washers	1	Units Occupied:	1
Bachelor	0			Stores/Total:	/3.00
Efficiency	0	Beds and Baths			
Loft	0	# Beds	10		
Other	0	# Baths	4		
Pent	0				
Studio	0				
Occupied	1				
Total	0				

Remarks/Directions

Public Remarks: Discover the one-of-a-kind Jacob Shoemaker estate built in 1840, a beautifully restored 1,500 sq ft luxury guest suite plus over 8,000 sq ft of unfinished space bursting with potential all nestled on a pristine 3/4 acre lot. Set in a legal four-plex on a private lot, this historic Georgian building pairs timeless character with modern sophistication. In 2021, the guest suite was fully renovated and showcases exceptional craftsmanship: in-floor heated bathroom, black walnut vanity, curbless shower with niche lighting, maple window sills, custom trim, elegant Adorne switches, and designer lighting throughout. The chef's kitchen features a gas range, 36" fridge, 8' maple island, counter-to-ceiling tile, custom hood, kick/valence/up lighting, and a pantry with custom drawers. Enjoy an open-concept layout, custom wood beams, main-floor laundry, custom walk-in closet, and a finished loft with exposed brick. The main building is a blank canvas of architectural beauty—with original triple brick walls, soaring timber-framed ceilings, and exposed beams providing a rich architectural foundation. The bones are solid, the spaces are grand, and the light pours in through tall sash windows that frame tree-lined views. Historic millwork, wide-plank floors, and vintage fireplaces offer the character modern builds can't replicate. This property is ideal for investors, custom builders, or creative homeowners who want to build a masterpiece—from boutique guesthouses to a spectacular personal residence. Whether your vision includes a gourmet kitchen, a multi-car garage, a private gym, or a 2nd & 3rd floor balcony, the space is here! Tucked away on a private, forested lot offering peaceful seclusion just minutes from city amenities—perfect for those seeking a prestigious estate with character and presence. This property offers both immediate comfort and long-term creative freedom—a true masterpiece in the making which you'll need to see for yourself to truly appreciate.

Directions: Near the intersection of Lancaster St & Bridge St

Exterior

Exterior Feat: **Patio(s), Porch, Privacy, Private Entrance, Private Yard, Separate Hydro Meters**
 Construct. Material: **Solid Brick, Concrete Poured** Roof: **Metal**
 Shingles Replaced: **2021** Foundation: **Poured Concrete, Stone**
 Year Built: **1840** Apx Age: **100+ Years**
 Other Structures: **Fence - Partial, Shed** Winterized:
 Garage and Parking: **, Lane/Alley Parking, Private Drive Triple+ Wide, Gravel Driveway**
 Parking Spaces: **20** Driveway Spaces: **20**
 Garage Sp/Desc: Sewer: **Sewer (Municipal)**
 Water Source: **Municipal** Water Tmnt: **Yes**
 Lot Size Total/Units: Acres Range: **0.50-1.99** Acres Rent:
 Lot Irregularities: **109.98 ft x 214.45 ft x 232.64 ft x 198.37 ft** Lot Shape: Land Lease Fee:
 Lot Front (Ft): **232.00** Lot Depth (Ft): **214.00** Licen Dwelling:
 Area Influences: **Ample Parking, Cul de Sac/Dead End, Dog Park, Golf, Highway Access, Library, Open Spaces, Park, Place of Worship, Playground Nearby, Public Transit, Schools, Shopping Nearby, Trails** Fronting: **South**
 Topography:
 School District: **Waterloo Region District School Board**
 High School: **Bluevale CI**
 Elementary School: **Bridgeport PS, Margaret Avenue PS**

Interior

Interior Feat: **Upgraded Insulation, Water Softener**
 Security Feat: **Carbon Monoxide Detector(s)**
 Access Feat: **Level Entrance, Open Floor Plan, Parking**
 Basement: **Full Basement, Unfinished, Separate Entrance, Walk-Up**
 Cooling: **Wall Unit**
 Heating: **Forced Air, Gas**
 Inclusions: **Carbon Monoxide Detector, Hot Water Tank Owned, Smoke Detector**
 Electric Age: **2022** Plumbing Age: **2022** Furnished:
 Furnace Age: Tank Age: UFFI: **No**

Multi-Residential Information

Lease to Own: **None**
Laundry Features: **In-Suite**
Inspection ESA/Date: **Yes/**

Additional Monthly Fees:
Financial Information Is:

Financial Information

Expenses


Building Insurance:
Administrative Fee:
Laundry Rentals:
Under Cntrct Mnthly:
Addl Monthly Expense:
Prop Mgmt Expense:

Income

Property Information

Common Elem Fee:		Local Improvements Fee:
Legal Desc:	PT LT 59 GERMAN COMPANY TRACT KITCHENER AS IN 450875 EXCEPTED FORCED RD; KITCHENER	
Zoning:	R-5	Survey:
Assess Val/Year:	\$668,000/2025	Hold Over Days:
PIN:	223430227	PIN 2:
ROLL:	301206000210400	Occupant Type:
Possession/Date:	Flexible/	Deposit:

Brokerage Information

List Date: **01/15/2026**
List Brokerage: **Flux Realty** 

Source Board: Cornerstone Association of REALTORS®
Prepared By: Andrew Bridgman, Salesperson
Date Prepared: 01/22/2026

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