

523 BRIGANTINE Drive RES/Freehold/Sale
Waterloo, ON N2K 4B7

Price: **\$729,900**

NEW



MLS®#: **30715784** Status: **Active**
 Region: **Waterloo** DOM: **4**
 Municipality: **1 - Waterloo East**
 Neighbourhood: **118 - Colonial Acres/East Bridge**
 Bldg Type/Style: **Detached/2 Storey**
 Age/Yr Built: **16-30 Years/2001** Basement: **Yes**
 Legal Desc: **BLK 10 PLAN 58M-59 & BLK 27 PL 58M-32, S/T EASE LT 16990 IN FAVOUR OF THE CORP. OF THE***
 Sq.Ft/Source: **2,408/Public Records** Tot Bdrms: **6 (4+2)**
 Sq Ft Range: **2001 to 3000** Bathrooms: **3.1**
 Acres/Range: **< 0.5** Lot Front: **37.85 Ft**
 Taxes/Year: **\$5,085/2018** Lot Depth: **151.77 Ft**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RED AND WHITE REALTY INC.**
 CrossSt/Dir: **CHESAPEAKE DR**

Property Details

Exterior: **Brick, Vinyl Siding** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Fully Finished** Heat Type: **Forced Air** Fireplaces: **1Electric**
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Waterfront: **None**
 Roof: **Asphalt Shingle/2015** Water: **Municipal** Pool: **None**
 Water Meter: Wtr Sup Type: **No** Retire Comm: **None**
 Laundry Access: **In-Suite** UFFI: **No** VisitAble: **None**
 #/Type of Garage: **2.0/Attached** Total Parking Spaces: **4** Addl Month Fees: **None**
 #/Driveway/Type: **2.0/Front Yard, Private Double Wide/Asphalt** Assigned Spaces: **4** Energy Cert Level: **None**
 Parking: **Asphalt** # of Kitchens: **1**
 Recreational Use: **None** Elevator YN: **No** Soil Type: **None** Freehold w/Com Elem Fee: **No**
 Remarks

SUPER FAMILY HOME in EAST WATERLOO! 4+2 bedrooms and 4 baths with over 3190 sq ft of finished space. Main floor with formal living and dining areas also with cozy family room. The kitchen with granite counter tops and breakfast bar. The Family room is open to the kitchen and ideal for entertaining with friends. Don't miss the fireplace here great for a romantic atmosphere. The walkout from the kitchen takes you to a nice large fenced backyard accompanied with a large deck great for BBQ and entertaining (professionally installed in 2016). Upstairs are 4 spacious bedrooms including the Master Bedroom complete with a walk-in closet and a luxury Ensuite bath with a large tub and separate shower. Carpet free and freshly painted main floor with ceramic tiles and engineered hardwood floors. The large basement is fully finished with a Rec room. Lastly, your teenager or guests will love the extra basement two bedrooms down here along with the convenient full 4 pcs. bathroom. The roof has 40-year timberline shingles with a lifetime warranty installed in 2015. Extra R60 insulation was added in 2016, new humidifier added to the furnace in 2016, gas line to BBQ is handy when you have friends to come. The oversized double car garage means you'll never have to scrape ice off your car again and the double wide driveway means plenty of parking for when guests drop by! Steps away from Rim Park that includes walking/biking trails, golfing, etc. and Community Centre. Easy access to 7/8.

Property Features

Features/Amenities: **Auto Garage Door Remote(s), Central Vacuum, Sump Pump, Water Softener, Year Round Living / Golf, Major Highway, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools**
 Area Features: **Washer, Dryer, Refrigerator, Stove, Dishwasher.**
 Inclusions: **St. Luke Catholic Lester** Sec Schools: **St. David's Catholic Bluevale CI Sir John A. McDonald**
 Elem Schools: **Pearson Public**

Tax and Financial Information

Roll#: **301601048526300** Assessment: **\$471,000/2019** Survey: **Unknown**
 Pin#: **227070789** Taxes: **\$5,085/2018** Private Entrance: **None**
 Legal Desc: **BLK 10 PLAN 58M-59 & BLK 27 PL 58M-32, S/T EASE LT 16990 IN FAVOUR OF THE CORP. OF THE***
 Location: **Urban** Fronting On: **None** HST Applicable: **No**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	20' 0" X 12' 11"	Hardwood floor	Family Room	M	15' 0" X 13' 0"	Fireplace, Hardw
Kitchen /Dining Room	M	20' 0" X 9' 1"	Tile Floors	Bathroom	M		2-Piece, Tile Flo
Foyer	M		Inside Entry, Tile F	Master Bedroom	2	15' 1" X 17' 9"	
Bedroom	2	10' 4" X 10' 2"		Bedroom	2	13' 0" X 8' 3"	
Bedroom	2	11' 9" X 12' 8"		Ensuite	2		4-Piece, Tile Flo
Bathroom	2		4-Piece, Tile Floor	Laundry Room	2	8' 2" X 6' 8"	Tile Floors
Recreation Room	B	12' 8" X 19' 4"		Bedroom	B	10' 11" X 12' 6"	
Bedroom	B	10' 0" X 14' 6"		Bathroom	B		4-Piece

Listing Information

Commence Date: **05/01/2019** Deposit: **10000** Buy Option: **None**
 Sign: **Yes** Lockbox: **Yes** Possess. Dt: **None**
 Income Potential: **No** Payment: **/** Furnished: **None** SPIS: **No/No**
 References: Application Required: **Yes** Employment Letter: **None** Possession: **90+ Days**

Prepared By: **KRISTYNA SWITALSKA,**
 Salesperson
RED AND WHITE REALTY INC.

Client Full One Page Report

Date Printed: **05/05/2019**