



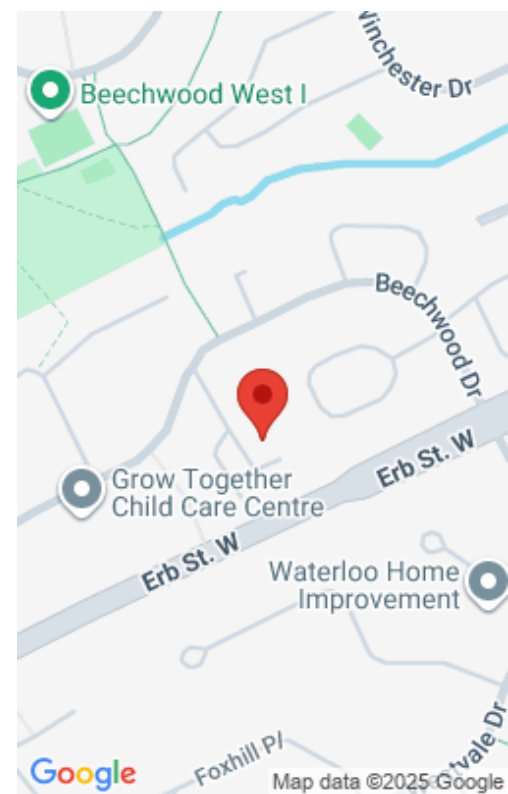
**\$549,000**

## **523 BEECHWOOD DR, WATERLOO, ON N2T 2G7, CANADA**

<https://adamgracie.ca>

Welcome to Beechwood Classics, an executive townhouse community in Waterloo's prestigious Beechwood West. This 3 bedroom, 4 bathroom home offers over 2,300 sq. ft. of stylish living space with updated main floor and basement flooring, modern pot lights, California shutters, central vac, a natural gas fireplace, basement walkout, and a spacious primary suite with walk-in...

- 4 beds
- 3 baths
- Residential
- Row/Townhouse
- Active
- Other, 1686 sq ft



# Rooms

| Room type               | Dimensions               | Area     | Length | Width |
|-------------------------|--------------------------|----------|--------|-------|
| Recreation Room         | 27ft. 0in. X 12ft. 0in.  | 324      | 27     | 12    |
| Bathroom                |                          |          |        |       |
| Kitchen                 | 11ft. 4in. X 14ft. 0in.  | 154.56   | 11.04  | 14    |
| Living Room/Dining Room | 27ft. 0in. X 12ft. 11in. | 326.97   | 27     | 12.11 |
| Bathroom                |                          |          |        |       |
| Bedroom                 | 9ft. 0in. X 12ft. 7in.   | 108.63   | 9      | 12.07 |
| Dining Room             | 8ft. 6in. X 8ft. 2in.    | 64.6412  | 8.06   | 8.02  |
| Bedroom Primary         | 13ft. 0in. X 16ft. 0in.  | 208      | 13     | 16    |
| Bathroom                |                          |          |        |       |
| Bathroom                |                          |          |        |       |
| Bedroom                 | 12ft. 7in. X 15ft. 7in.  | 181.8949 | 12.07  | 15.07 |
| Bedroom                 |                          |          |        |       |



# Building Details

|   |   |
|---|---|
| <b>Year built:</b> 1988                 | <b>ArchitecturalStyle:</b> Two Story                                |
| <b>ParkingTotal:</b> 2                  | <b>NewConstructionYN:</b> No  |
| <b>Heating:</b> Forced Air, Natural Gas | <b>Basement:</b> Finished, Full, Separate Entrance, Walk-Out Access |
| <b>FireplacesTotal:</b> 1               | <b>Exterior material:</b> Aluminum Siding, Brick                    |
| <b>Roof:</b> Asphalt Shing              | <b>Parking:</b> 2, Attached Garage, Garage Door Opener, Other       |

# Amenities & Features

|  |   |
|--|---|
| <b>Features:</b> Auto Garage Door Remote(s), Central Vacuum, Gas, In-law Capability, Other | <b>Amenities:</b> Dishwasher, Dryer, Parking, Pool, Range Hood, Refrigerator, Stove, Washer, Water Softener |
| <b>WindowFeatures:</b> Window Coverings  | <b>ExteriorFeatures:</b> Privacy  |
| <b>PoolFeatures:</b> Community   | <b>Waterfront available:</b> No   |
| <b>GarageYN:</b> Yes   | <b>AttachedGarageYN:</b> Yes  |
| <b>CoolingYN:</b> No   | <b>Cooling:</b> Central Air   |
| <b>PoolPrivateYN:</b> No   | <b>FireplaceYN:</b> Yes   |

