



**\$999,900**

## **491 ST MORITZ AVE, WATERLOO, ON N2T 0B3, CANADA**

<https://adamgracie.ca>

Welcome to your dream home in the heart of Clair Hills – one of Waterloo's most coveted neighbourhoods! Located directly across from Edna Staebler Public School and surrounded by parks, trails, and top amenities. Step inside to soaring ceilings, gleaming hardwood floors, and a designer staircase that instantly impresses. The kitchen is a showstopper with...

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- Other, 2002 sq ft





# Rooms



## Room type

Dining Room

Bathroom

Kitchen

Living Room

Laundry

Bathroom

Bedroom

Bedroom

Bedroom Primary

Family Room

Bedroom

Bathroom

Kitchen



## Building Details

<b>Year built:</b> 2012	<b>ArchitecturalStyle:</b> Two Story
<b>ParkingTotal:</b> 3	<b>NewConstructionYN:</b> No
<b>Heating:</b> Forced Air, Natural Gas	<b>Basement:</b> Finished, Full, Sump Pump
<b>Exterior material:</b> Brick, Vinyl Siding	<b>Roof:</b> Asphalt Shing
<b>Parking:</b> 3, Asphalt, Attached Garage	

## Amenities & Features

<b>Features:</b> Electric, In-Law Floorplan	<b>Amenities:</b> Built-in Microwave, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Water Heater, Water Softener
<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	

