



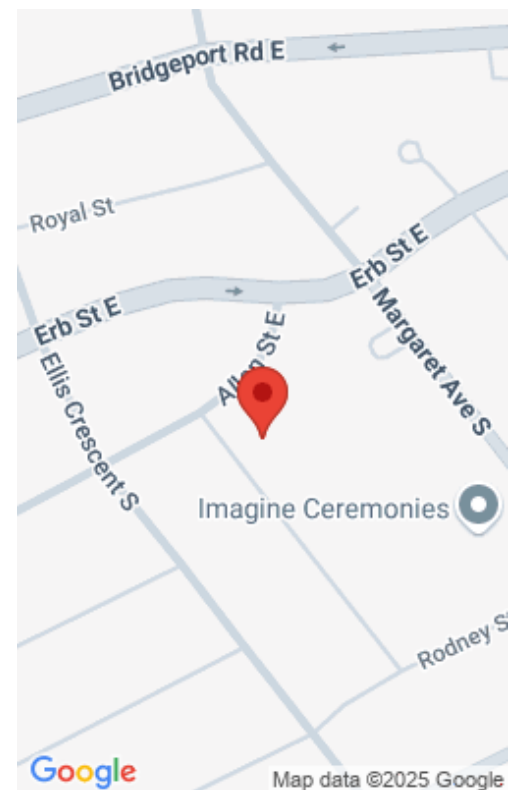
**\$799,900**

## **84 BRAESIDE AVE, WATERLOO, ON N2J 2C6, CANADA**

<https://adamgracie.ca>

Beautifully updated detached side split is perfectly designed for family living with potential for home office, multifamily or duplexing. Situated on a large serene tree filled lot, on a desirable street, in a friendly neighbourhood; the inviting atmosphere will surely find you lingering to take it all in. The spacious living room features a cozy...

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- Other, 1985 sq ft



# Rooms

Room type	Dimensions	Area	Length	Width
Living Room	15ft. 7in. X 12ft. 7in.	181.8949	15.07	12.07
Dining Room	12ft. 5in. X 20ft. 6in.	241.723	12.05	20.06
Kitchen	18ft. 6in. X 13ft. 2in.	235.1412	18.06	13.02
Sunroom	12ft. 6in. X 9ft. 7in.	109.3842	12.06	9.07
Bedroom Primary	13ft. 0in. x 10ft. 3in.	130.39	13	10.03
Bathroom	10ft. 6in. X 11ft. 5in.	111.163	10.06	11.05
Bedroom	10ft. 2in. X 10ft. 6in.	100.8012	10.02	10.06
Bedroom	13ft. 0in. x 10ft. 8in.	131.04	13	10.08
Bathroom				
Office	24ft. 3in. X 11ft. 3in.	265.0509	24.03	11.03
Recreation Room				
Utility Room				



# Building Details

<b>Year built:</b> Town Records, 1956	<b>ArchitecturalStyle:</b> Sidesplit
<b>ParkingTotal:</b> 6	<b>NewConstructionYN:</b> No
<b>Heating:</b> Electric, Gas Hot Water, Radiant Floor, Radiant	<b>Basement:</b> Full, Partially finished, Separate Entrance
<b>FireplacesTotal:</b> 1	<b>Exterior material:</b> Brick, Vinyl Siding
<b>Roof:</b> Asphalt Shing	<b>Parking:</b> 6, Asphalt, Attached Garage, Garage Door Opener, Inside Entry, Other

# Amenities & Features

<b>Features:</b> Auto Garage Door Remote(s), Central Vacuum, Gas, In-law Capability	<b>Security Features:</b> Carbon Monoxide Detector(s), Smoke Detector(s)
<b>Amenities:</b> Built-in Microwave, Dishwasher, Refrigerator, Stove, Water Softener	<b>Waterfront available:</b> No
<b>GarageYN:</b> Yes	<b>AttachedGarageYN:</b> Yes
<b>CoolingYN:</b> No	<b>Cooling:</b> Wall Unit(s)
<b>PoolPrivateYN:</b> No	<b>FireplaceYN:</b> Yes

