



Mike Bolger Sales Representative

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48 AMOS Avenue
Waterloo, Ontario N2L5G3
SOLD OVER ASKING
MLS: #40047677

Description

Immaculately updated Beechwood back split ready to just move-in and enjoy! Close to public schools, U of W & WLU, Conestoga College and public transit. This home is perfect for investors, first time buyers or downsizers. The large windows provide an abundance of natural light. Mature trees in backyard offer shade and privacy, the perfect spot for BBQ's and outdoor entertaining. Looking for a home office with separate entrance to a basement office? The walk-up access to the basement could be perfect for that! Lots of possibilities! The lower level 3 piece bathroom coupled with the upstairs 2 piece and master bathrooms adds to the luxury of this cozy 2+2 Bedroom home. New Roof in 2010, Furnace 2012, A/C 2017, Windows 2012, basement finished with spray foam insulation and fireproofing right into the crawl space in 2012.

Property Information

Style: House
Bedrooms: 2
Partial Bathrooms: 1

Ownership: Freehold
Full Bathrooms: 3

Rooms

Kitchen : 18ft. 0in. X 9ft. 0in.
Living room : 15ft. 0in. X 14ft. 0in.
2pc Bathroom : 0ft. 0in. X 0ft. 0in.
Full bathroom : 0ft. 0in. X 0ft. 0in.
Bedroom 2: 10ft. 0in. X 8ft. 0in.
Primary Bedroom : 14ft. 0in. X 9ft. 0in.
3pc Bathroom : 0ft. 0in. X 0ft. 0in.
Bedroom 3 : 10ft. 0in. X 6ft. 0in.
Bedroom 4 : 15ft. 0in. X 11ft. 0in.
Bedroom 4 : 15ft. 0in. X 11ft. 0in.