



## Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

75 King Street South, Unit 50. Waterloo, On N2J 1P2. Phone:(519) 616-2656



### 3 FATHER DAVID BAUER Drive Unit #308

Waterloo, Ontario N2L 6M1

**SOLD OVER ASKING**

MLS: #40111461

#### Description

Rare opportunity to live in the historic Seagram Lofts. This renovated, 2-bedroom, 2-bathroom unit is located on the 3rd floor of 3 Father David Bauer Drive and offers breathtaking views of Uptown Waterloo. Bright and cheery, the open-concept main floor features floor to ceiling windows, exposed brick walls and polished concrete floors throughout. Granite counters, stainless steel appliances, cherry cabinets and a new subway tile back-splash create the ideal gourmet work space in the eat-in kitchen. A good-sized main floor bedroom could easily double as TV room/den and boasts a convenient shared ensuite bath. Upstairs is a private owner's retreat with spacious master bedroom, private bath and home office nook, complete with built-in cabinets. Laundry facilities, which include a stackable washer-dryer, are also located on this level. For some fresh air relax on your own sunny south-facing balcony or head upstairs to the rooftop terrace and BBQ area. Other amenities include a fitness facility, games room and guest suite available for overnight visitors. This unit is particularly unique thanks to its coveted two-car garage situated beside the main entrance. Located in one of Canada's best urban neighbourhoods, just steps from the Perimeter Institute and a short walk to universities and the shops and restaurants of Uptown Waterloo, this property provides the ultimate walkable lifestyle. Call now and arrange a visit to experience the best in Uptown Waterloo Living!

#### Property Information

Style: Loft  
Bedrooms: 2

Ownership: Condominium  
SquareFeet: 1650  
Full Bathrooms: 2

#### Rooms

Living room : 17ft. 1in. X 18ft. 3in.

Kitchen : 16ft. 1in. X 10ft. 6in.

4pc Bathroom : 0ft. 0in. X 0ft. 0in.

Bedroom : 11ft. 9in. X 10ft. 1in.

Primary Bedroom : 11ft. 4in. X 15ft. 9in.

Office : 5ft. 3in. X 12ft. 1in.

5pc Bathroom : 0ft. 0in. X 0ft. 0in.

Laundry room : 0ft. 0in. X 0ft. 0in.