



# 328 GREEN ACRES, Waterloo

Price \$1,080,000    Taxes \$7,910/2017    MLS 30571582

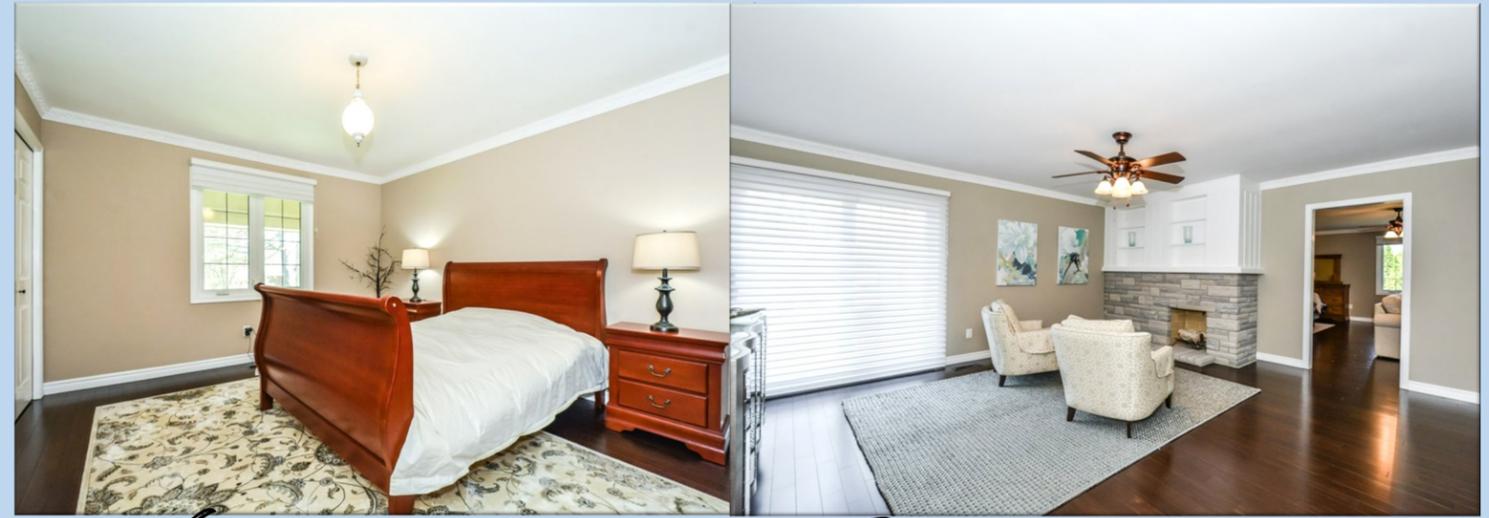
iGuide: [https://youriguide.com/328 green acres dr waterloo on](https://youriguide.com/328_green_acres_dr_waterloo_on)



**Bess Assimacopoulos-Markou**  
 Sales Representative  
 RE/MAX Twin City Realty Inc. Brokerage  
 (Office) 519-885-0200 (Direct) 519-588-1834

Not intended to solicit sellers or buyers under contract with another Realtor.





## Welcome to the Old Colonial Acres sought after residences

This property features an estate sized lot with 165ft of frontage. Beautifully designed and constructed solid brick home. Traditional elegance. Approximately 3998 sq feet plus an additional 495 sq feet consisting of indoor cabana/ bar, change rooms and a 3pc bath. Easy access to the separately enclosed pool. Picture perfect windows overlooking lovely yard. Inviting entry to this stunning home which features a solid oak curved staircase. Main floor features Brazilian hardwood flooring and travertine tiles. Formal living room and dining room, office and a gas fireplace in the family room which flows to the gourmet kitchen featuring solid cherry cabinetry. Spectacular private Master Suite, spacious sitting area with fireplace and build in shelving, double walk in closets, separate bath vanities and a large walk in shower. Hardwood flooring on second floor with very spacious additional bedrooms. Hunter Douglas blinds throughout home. Well maintained home with recent upgrades including; all new windows and doors, roof, energy star rated HVAC equipment and pool mechanicals. Thank-you for visiting!

### Room Sizes

<b>Living Room</b>	20'2 x 11'11	<b>Master Bedroom</b>	23'5 x 20'3
<b>Dining Room</b>	19'5 x 11'11	<b>Master Den</b>	15'1 x 17'6
<b>Kitchen</b>	16'4 x 17'2	<b>Bedroom</b>	15' x 11'11
<b>Family Room</b>	19'9 x 14'11	<b>Bedroom</b>	15' x 13'9
<b>Office</b>	11'2 x 12'2	<b>Bedroom</b>	15' x 13'9
<b>Pool</b>	25' x 48'5	<b>Cabana</b>	15'1 x 24'6

