



Price

\$1,499,000

SqFt

OVER 5,000 SQ.FT.
OF LIVING SPACE

Lot Size

69.98X160.26X160.25X70.10

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PURE
LUXURY

342 LEXINGTON ROAD
WATERLOO



MODERN LIVING

342 Lexington Road E

Magnificent! Attention to detail comes to mind with this beauty! Stunning 2 storey foyer featuring espresso stained oak, contemporary staircase, open to upper and lower levels. Beautiful open floor plan wonderful space for entertaining. Formal dining room, private office with corner windows and sliding door. 10 foot ceilings on the main floor. Spectacular contemporary kitchen featuring cabinetry to the ceiling. 10 foot island with quartz counters, seating 6. Fisher/Paykel appliances, 54in panelled double sided fridge, built in double ovens, Bosch dishwasher, Butler's Pantry and wet bar, floating shelves, an abundance of built in cabinets and pantry with electrical outlets for small appliance use. Pickle stained engineered hardwood flooring and tile, throughout. Upgraded baseboards and trim, impressive gas fireplace. 16ft slider to 22x12 foot covered balcony with access to yard. Double door access to walk up from lower level. Family room, guest bedroom and roughed in wet bar, 3pc bath with shower. Special features, 62 pot lights, Dimmer switches added. State of the art lighting. Luxurious master. Ensuite featuring soaker tub, large walk in shower with glass doors, private room for toilet. Custom built cabinets in master walk in closet. Coffered ceiling. All upper level bedrooms have en suites! Detailed exterior construction includes stucco, brick and wood finishes. Italian quality doors, magnetic front door, bedroom level laundry room luxury. Main floor mudroom and leads to a large oversized garage.



MAIN LEVEL
Foyer 30' x 10'
Office 11'6" x 11'10"
Dining Room 14'8" x 11'2"
Great Room 20' x 16'11"
Kitchen/Dining Room 21'4" x 20'11"
Pantry 10' x 11'
Mud Room 8'1" x 7'6"
Bathroom 2 pc

SECOND FLOOR
Master Bedroom 16'5" x 14'4"
Bedroom 18'7" x 11'2"
Bedroom 14'2" x 11'5"
Bedroom 14'8" x 11'9"
Laundry Room 9'2" x 8'8"
Ensuites 5pc, 3pc, 3pc, 3pc

BASEMENT
Family Room 40'4" x 24'3"
Bedroom 12'6" x 11'4"
Utility Room 11'4" x 9'11"
Bathroom 3 pc
Cold Room

