



## 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

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## 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

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

