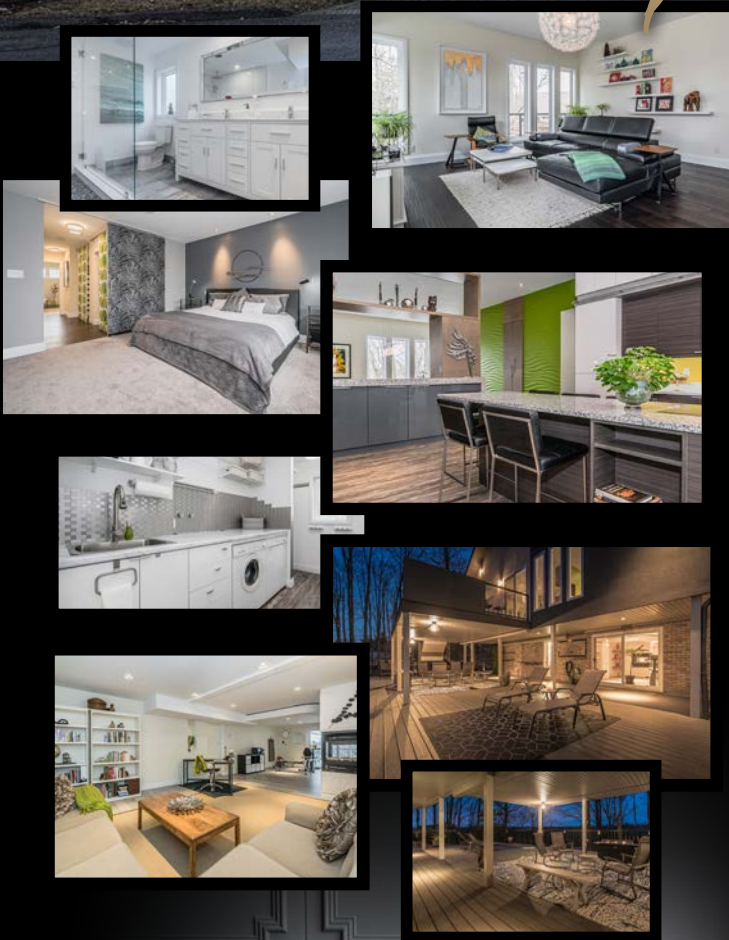


# Modern Masterpiece



Located In Waterloo's Finest Communities, this gem Is nestled at the top of one of Old Beechwood's Most Sought After Streets. Built in 1965, this state of the art bungalow features 4,559.63 square feet of living space. Having undergone an extensive renovation and new addition, all 4 Bedrooms are above grade!

The design inspiration came from the cathedral of maple trees – more Gothic than Romanesque - light and ethereal. The hilltop and setting provided a vision for what the house could become by letting in the light and breathing in the forest breezes. The home was fully renovated and updated in 2013 and 2014 with add floor space, new roof, flooring, windows and exterior doors, plumbing and HVAC.

Oversized windows on both levels bringing in natural sunlight, embraced with views of this amazing mature property! A forest like setting. This home features a modern custom designed kitchen with top of line built -in appliances. L-shaped centre island 12 ft x 32 ft, with seating for 6. Two sided divider built- in with a 10' x 24" granite waterfall countertop. Built-in features and decorative features finishes, modern accent walls, pot lighting. Fabulous steam shower, gloss panelled vanity and separate tub, in the primary wing. Lovely primary room with walk in closet.

Elegant powder room. Large side panels separating spaces. Heated floors in foyer and bathrooms. An innovative use of space. Reclaimed exterior brick, stucco finishes. 2400 sq.ft, additional deck on main level. Natural landscape and professionally designed with extensive use of stone. Three sided gas fireplace in entertainment room, office, workshop with walk out to deck.

Private Beechwood Pool/tennis Club for the entire family. Enjoyable walks through trails that surrounds this wonderful community and great neighbours!

*Bess*

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