

# For Your Consideration . . .

Presented by:  
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439 LAUREL GATE DR  
 WATERLOO N2T2S5

List\$ \$289,900  
 Sold\$



Type: Freehold Townhouse  
 Style: 2 or More Storeys  
 Bedrooms: 3  
 Bathrooms: 3  
 Sq. Metres:  
 Age/Built: 11 to 20 Years Old / 1997  
 Area: 04 - Waterloo West  
 Sub-Area: 0441 - Erbsville/Laurelwood  
 Near: Laurelwood Drive  
 Virtual Tour:

MLS#: 1017369 RE/AC

### Property Details

Parking: Single Garage  
 Driveway: Single Driveway  
 Exterior: Brick, Vinyl Siding  
 Roof Cover: Asphalt  
 Foundation: Poured Concrete  
 Features: Fireplace, Walk-Out Basement, Backs on Greenbelt, Separate Dining Room, Rec Room, Central Air, Fenced Yard, Dishwasher Included, TV Cable

Heat Source: Natural Gas  
 Heat System: Forced Air  
 Water: Municipal  
 Sewer: Municipal  
 Basement: Finished

Done up to the nine's! This beautifully upgraded freehold townhome has it all. Granite counters in kitchen, hardwood on main floor and a great view of the Laurelwood Park trees in the backyard. Open main floor perfect for entertaining. Prepare to be dazzled.

### Rooms / Level / Sizes

Family Room	1	2 Pc Bathroom	2	Master Bedroom	3 4.06x4.42
3 Pc Bathroom	1	Kitchen/Dining Room	2 6.55x3.20		
Laundry Room	1	Bedroom	3 3.12x3.25		
furnace rm	1	Bedroom	3 3.02x3.53		
Living Room	2 4.72x2.95	4 Pc Ensuite Bath	3		

### Additional Property Information

Legal Description: PLAN 1830 PART BLOCK 8  
 Lot Size: 27.11'X.06 ACRES  
 Assessment: Roll# - 301604271008400  
 Taxes / Year: \$3,191 / 2009  
 Exclusions:

Amount/Year - \$235,500 / 2010  
 Tax Codes:

Property Size: Under 1/2 Acre  
 Zoning:  
 L.I. Taxes/Year:

Possession: 60-90 days  
 Acreage:  
 Survey / Year: N  
 UFFI: N

Rented Equipment: Hot Water Heater

Sales Brochure:  
 Audio Link:

Listing Brokerage: PRUDENTIAL GRAND VALLEY REALTY