

For Your
Consideration . . .

Presented by:
MIKE MILOVICK, SALESPERSON
PRUDENTIAL GRAND VALLEY REALTY, BROKERAGE
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4 HICKORY ST W
WATERLOO N2L3H6

List\$ \$375,000
Sold\$



Type: Single Detached
Style: 1-1/2 Storey
Bedrooms: 4+3
Bathrooms: 3
Sq. Feet:
Age/Built: 41 to 60 Years Old
Area: 04 - Waterloo West
Sub-Area: 0417 - Beechwood/University
Near: Between Spruce and King
Virtual Tour:

MLS#: 1017316

RE/AC

Property Details

Parking: Open
Driveway: Single Driveway
Exterior: Brick, Wood Siding
Roof Cover: Asphalt
Foundation: Poured Concrete
Features: Walk-Out Basement, TV Cable

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

Rare, oversize, licensable, MR-25 zoned home situated in "golden zone". Ideal for parent purchaser, ideal for developer to warehouse land, ideal for renovator to rework and change use. Large & cute 3 bath home provides many opportunities. Parking lot in back. AAA location, fast walk to WLU and UW.

Rooms / Level / Sizes

Bedroom	3	Kitchen/Dining Rc	2	Bedroom	1	
Bedroom	3	2 Pc Ensuite Bath	2	3 Pc Ensuite Bath	1	
Bedroom	2	3 Pc Ensuite Bath	3	Kitchen	1	
Bedroom	2	Bedroom	1			
Living Room	2	Bedroom	1			

Additional Property Information

Legal Description: LT 3 PL 721 CITY OF WATERLOO; WATERLOO
Lot Size: 48X120 FEET
Assessment: Roll# - 301604235000400 Amount/Year - \$245,000 / 2010
Taxes / Year: \$3,319 / 2009 Tax Codes:
Exclusions: Tenants possessions.
Rented Equipment: Hot Water Heater

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

Possession: Negotiable
Acreage:
Survey / Year: Y / 1984
UFFI: N

Sales Brochure:
Audio Link:

Listing Brokerage: PRUDENTIAL GRAND VALLEY REALTY