



670 Ebycrest Road, Waterloo

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Nestled on more than 1.6 acres of private, beautifully landscaped grounds, this exquisite custom-built bungalow offers over 8,000 square feet of refined living space. Meticulously designed with no detail overlooked, this residence seamlessly blends luxury and comfort. From intricate decorative 10' ceilings and cast stone mantels, niches and archways to crystal chandeliers, wide-plank hardwood flooring, and elegant porcelain tile, every finish speaks to quality and craftsmanship. California style shutters, pot lights, upscale décor, and high-end materials enhance the home's timeless charm.

A grand foyer with a custom tray ceiling sets an impressive tone upon entry. The expansive great room, anchored by a gas fireplace, flows effortlessly into the formal dining room, where French doors open onto a cedar deck with tempered glass panels and stairs leading to a concrete patio, offering tranquil views of the serene backyard. The gourmet chef's kitchen is a true showpiece, featuring top-tier stainless steel appliances, a large island with breakfast bar, granite countertops, abundant custom cabinetry with pull-out drawers and pantry storage. Relax in the adjacent family room showcasing a built-in electric fireplace with a stylish wall accent. Fabulous laundry room and two large linen closets for added convenience.

Privately situated in its own wing, the primary suite offers a luxurious retreat featuring an expansive walk-in closet with custom built-ins and a spa-inspired ensuite bathroom, complete with a private sun-filled room hosting a hot tub. Three additional bedrooms provide comfort and privacy for family and guests, each offering a walk-in closet with custom built-in organizers and ensuite bathroom privileges.

A stunning curved staircase with custom wrought-iron railings leads to the fully finished walk-out basement. This level boasts a spacious recreation room complete with an expansive wet bar featuring built-in cabinetry and draft tap, HD projector and screen, pool table, and a comfortable sitting area—perfectly designed for entertaining guests. Additional features include an office, exercise room, bedroom, multi-purpose room, a 3-piece bath, and substantial storage space, with excellent development potential for an in-law or nanny suite.

The home's grand curb appeal is highlighted by a striking stone and stucco façade and dual entrances. A wrought-iron gate paired with a security system and exterior surveillance cameras ensures added peace of mind. The expansive stone aggregate driveway accommodates up to 16 vehicles, while the attached four-car garage includes access to a storage area and separate staircase leading to the basement. Fabulous gardens, manicured lawns with an irrigation system, and mature trees surround the property, creating a private and tranquil retreat.

This incredible home is a must see!













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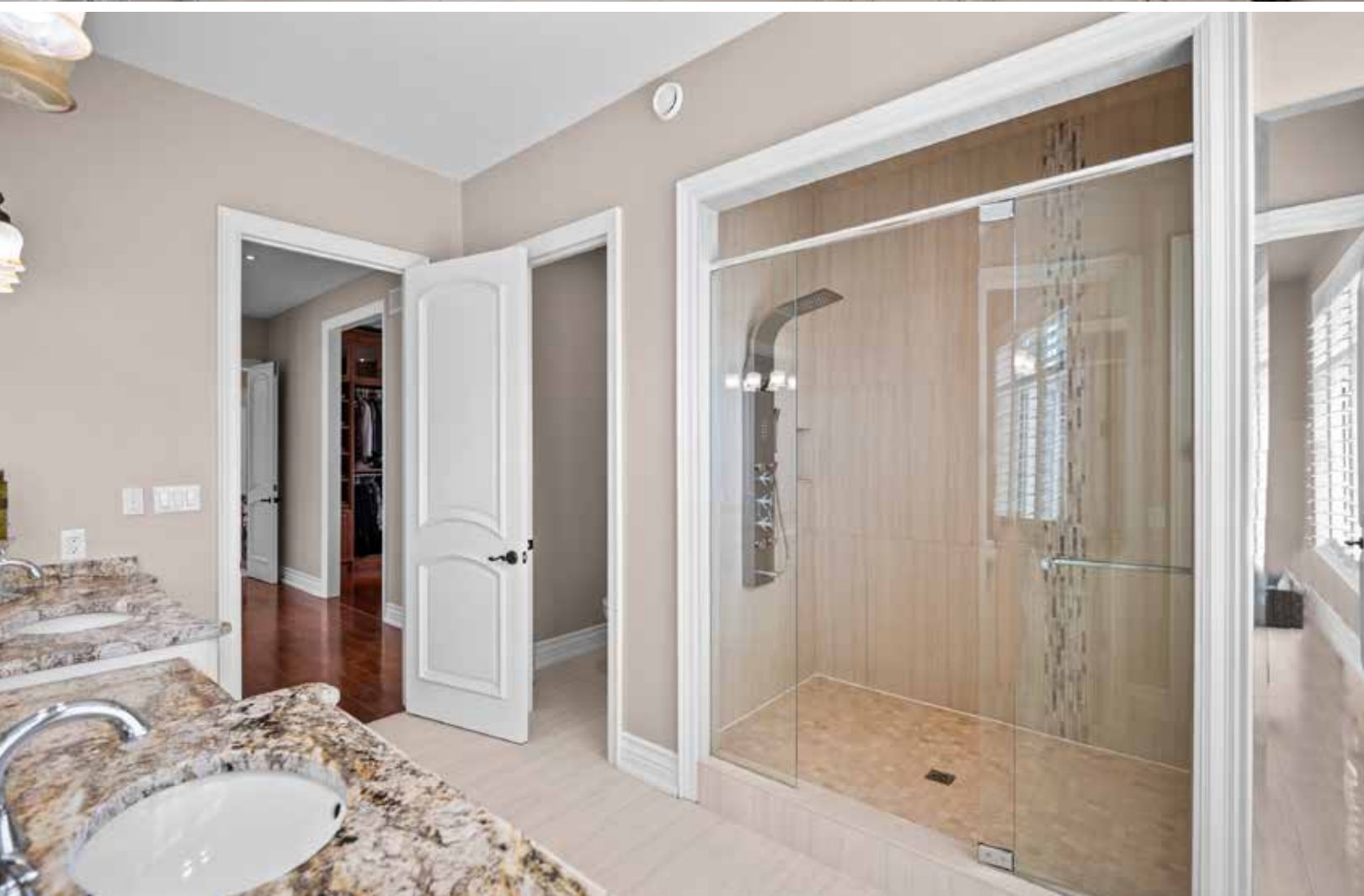




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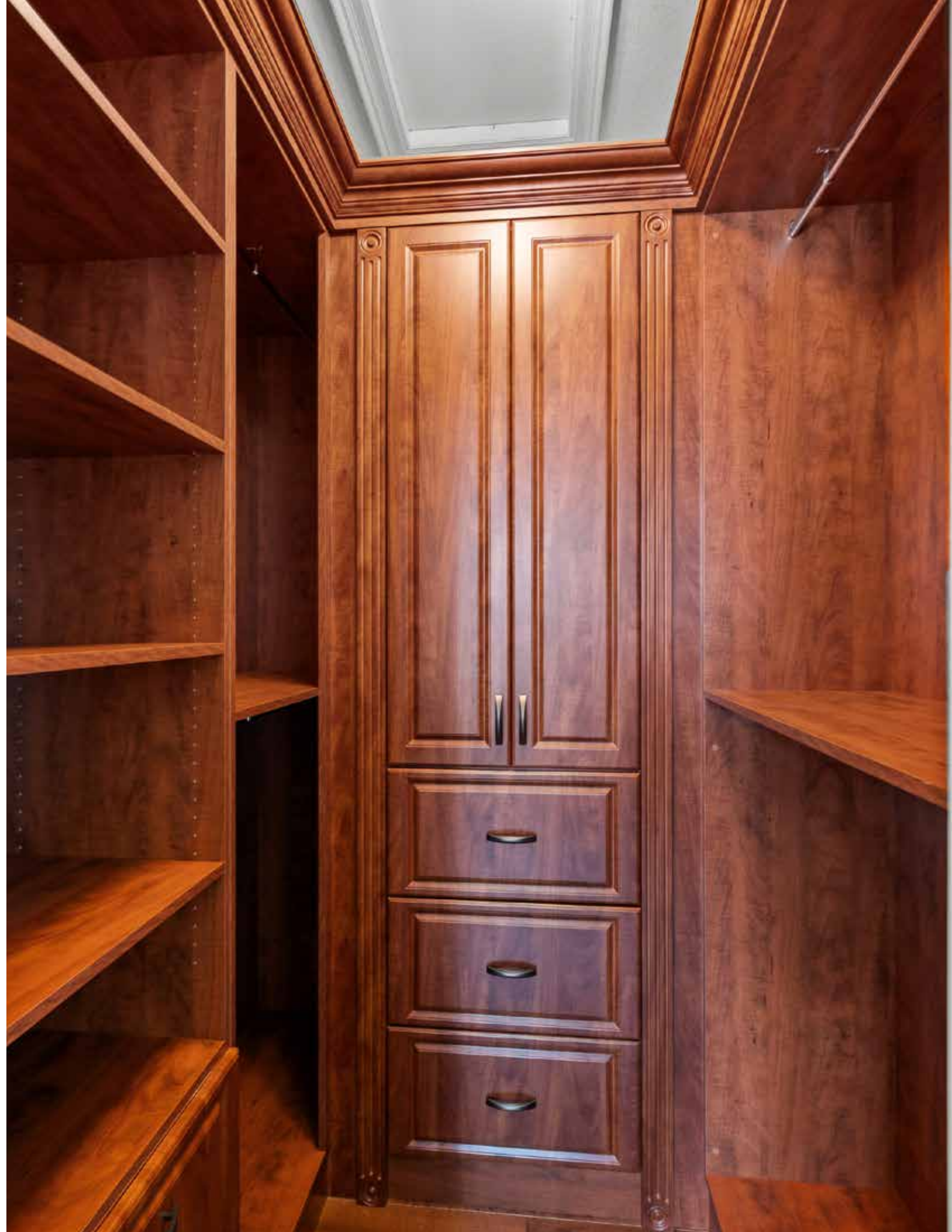
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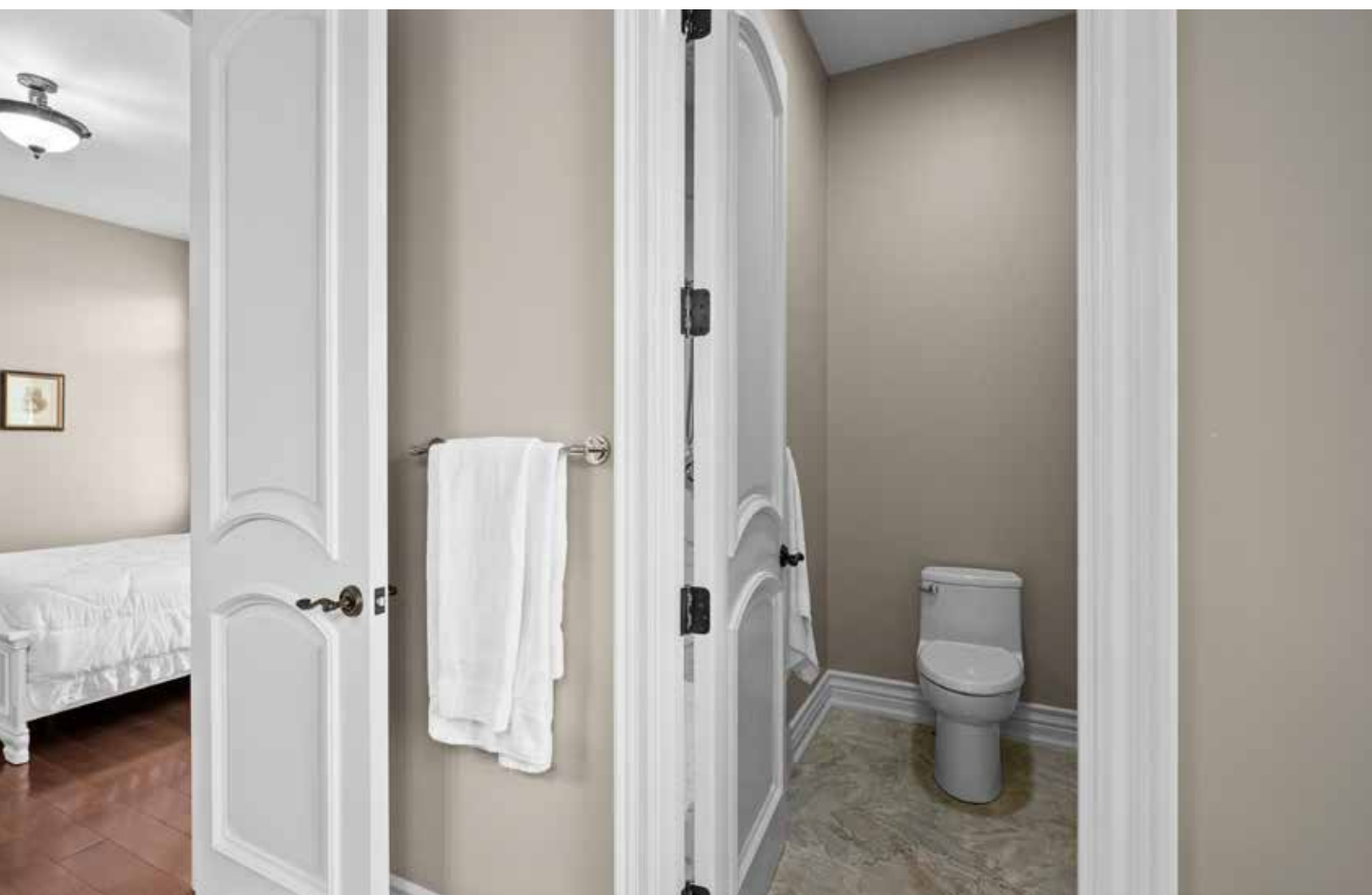












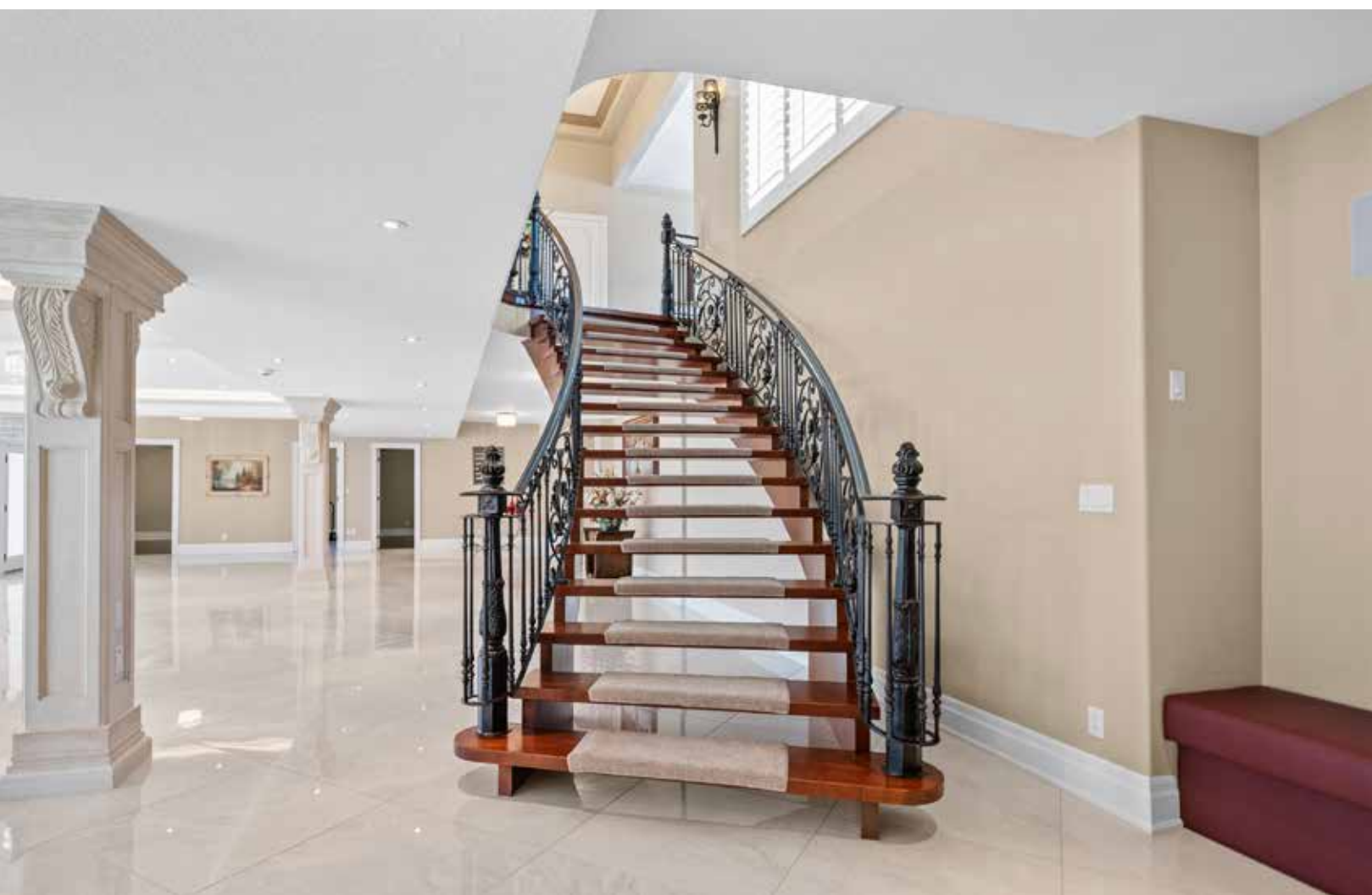


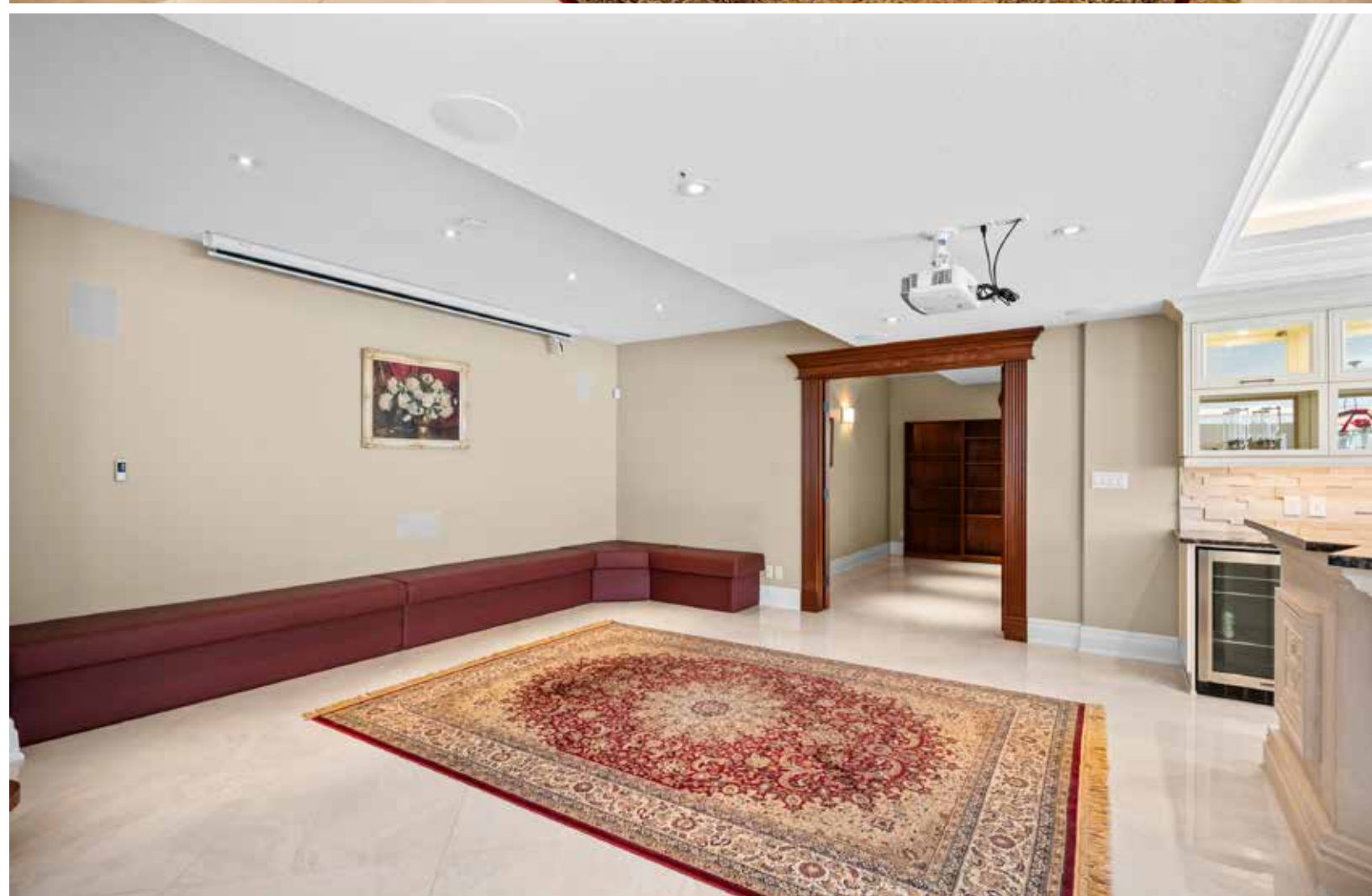
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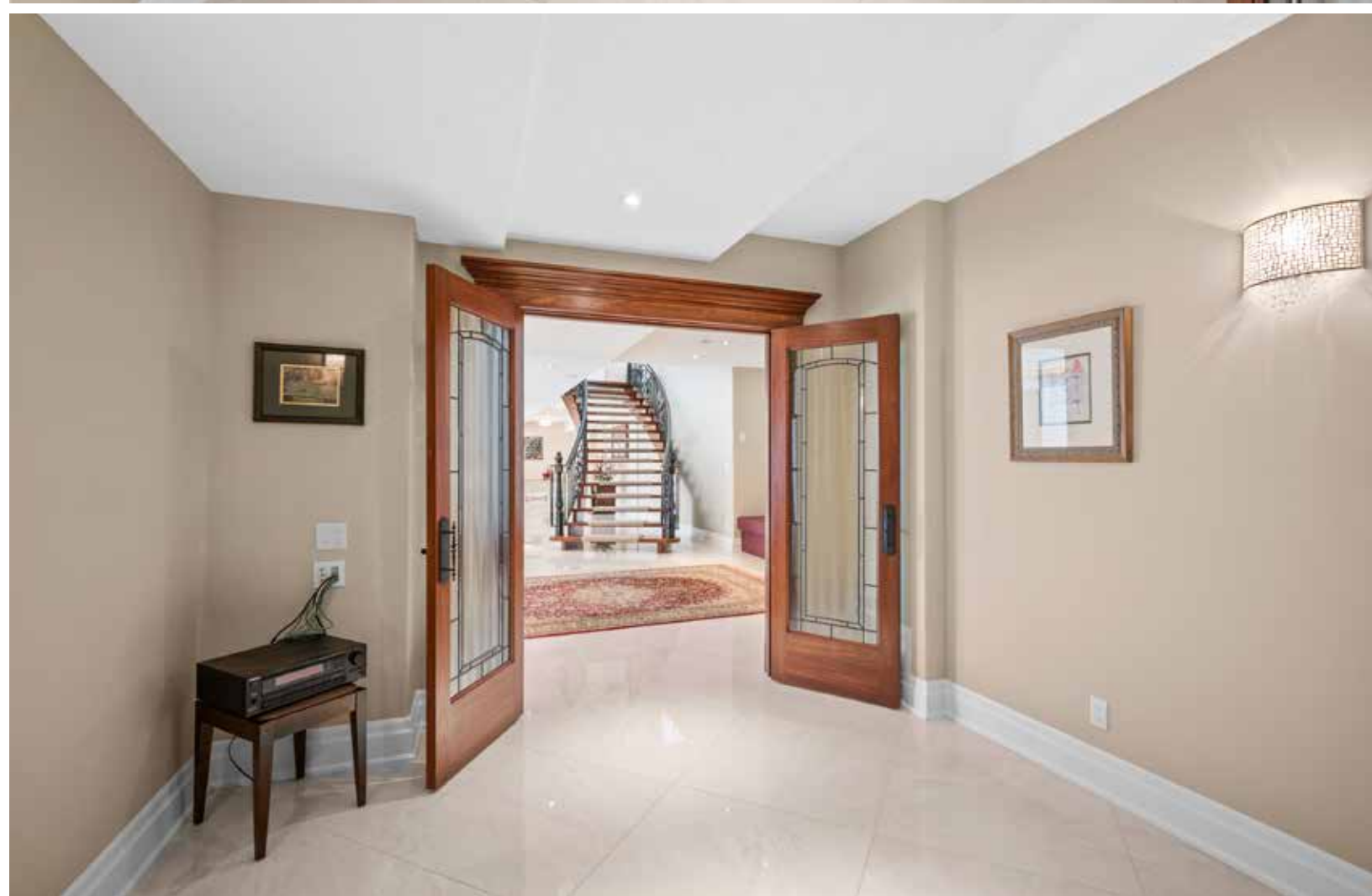




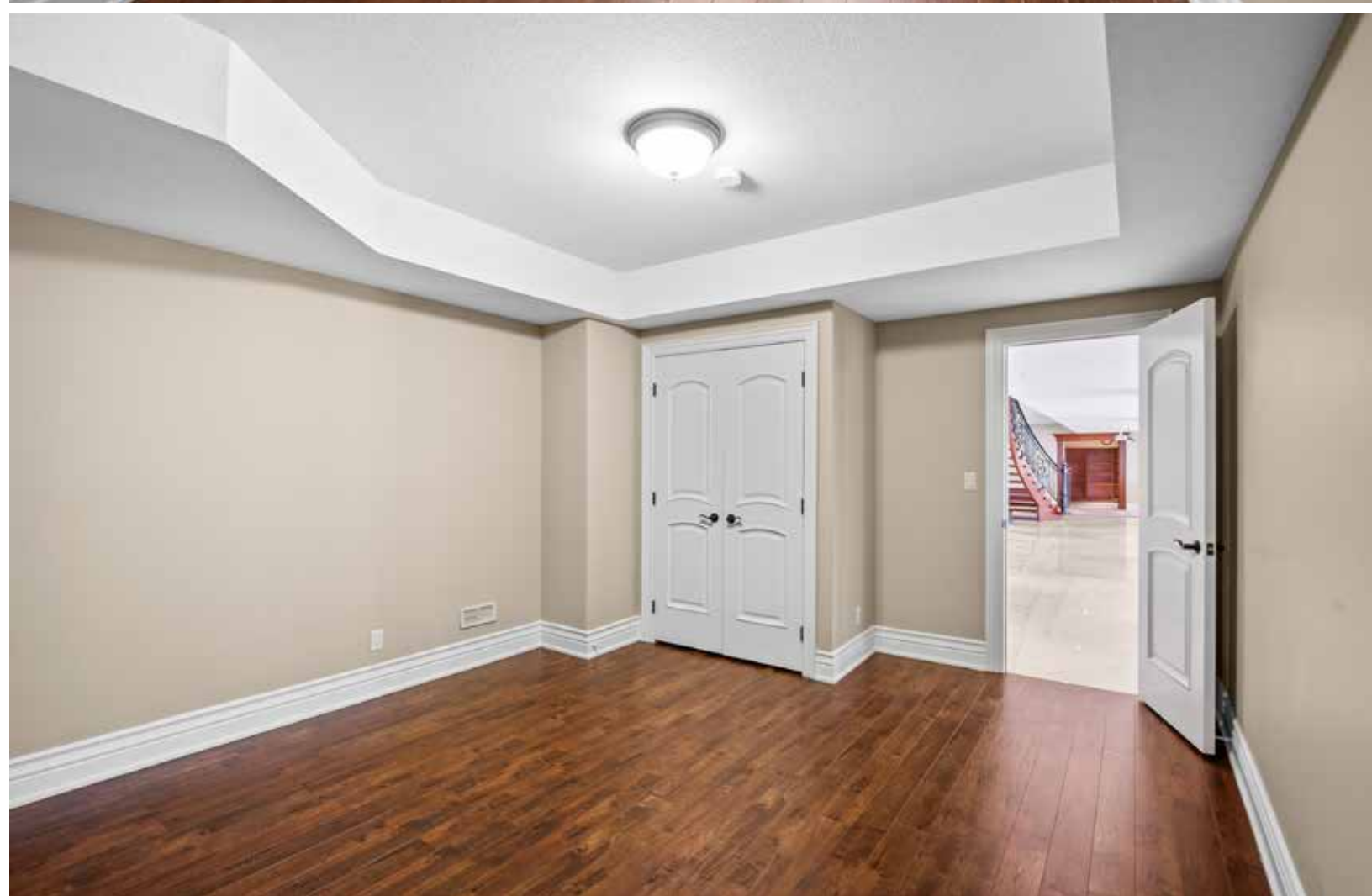








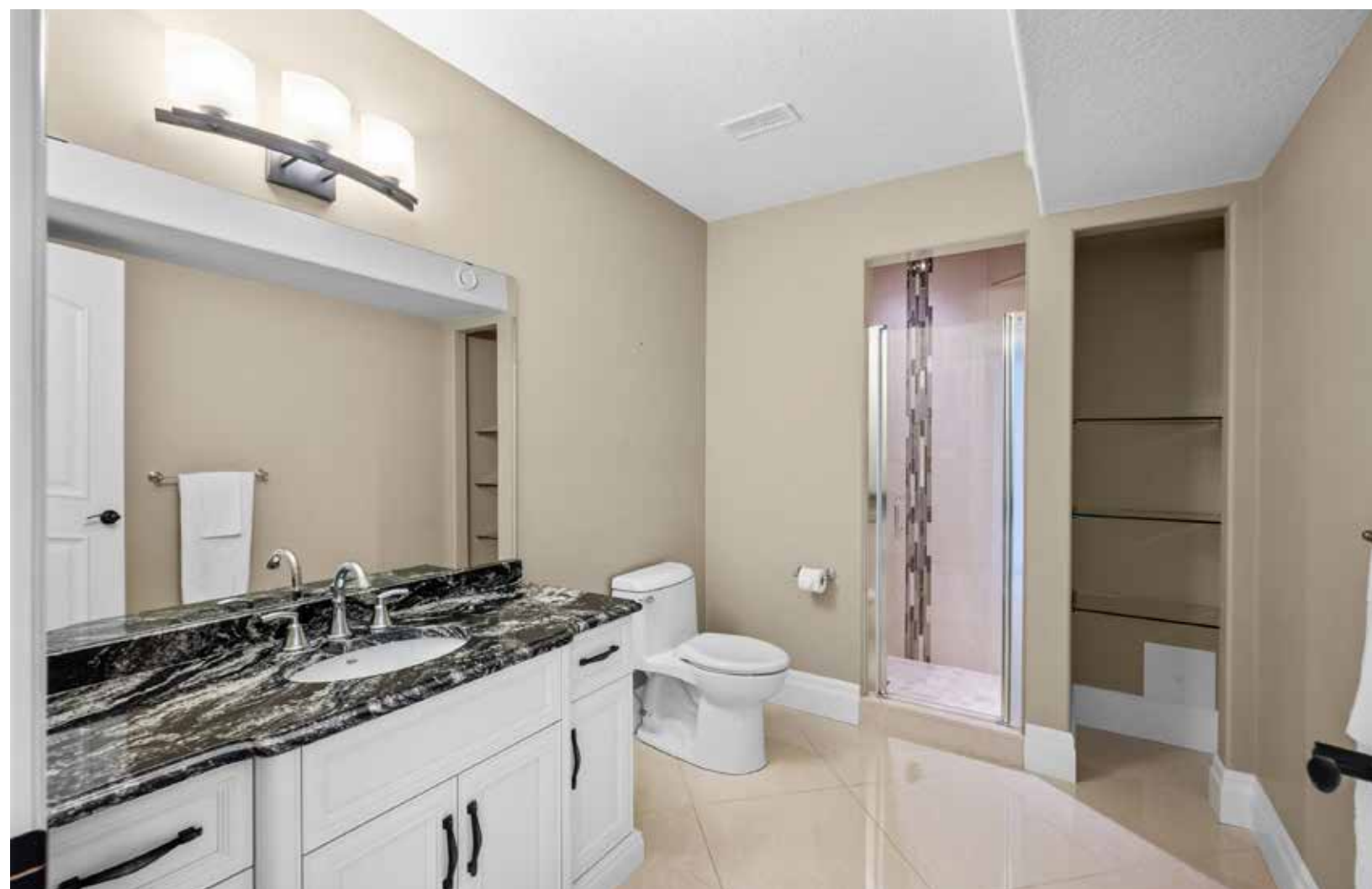






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Neighbourhood Report

670 Ebycrest Road

Waterloo, ON

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>



SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Breslau PS

Designated Catchment School

Grades PK to 8

58 Joseph St

Grand River CI

Designated Catchment School

Grades 9 to 12

175 Indian Rd

ÉE L'Harmonie

Designated Catchment School

Grades PK to 8

158 Bridgeport Rd E

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



Kiwanis Park

1000 Kiwanis Park Dr



Carisbrook Drive Natural Area

Carisbrook Drive and Camp Mohawk Driveway



River Ridge Community Park

82 Hawkswood Dr



Kiwanis Pool

1000 Kiwanis Park Dr



TRANSIT

For convenient travel around the city, public transit is accessible from this home.



Nearest Rail Transit Stop

Kitchener



Nearest Street Level Transit Stop

Daniel / Bloomingdale



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 6.37km.



Grand River Hospital

835 King St W



Fire Station

51 Beacon Point Court



Police Station

134 Frederick St

HoodQ

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Floor Plan

Approx. 4,771 Sq.Ft. Plus Finished Basement

Main Level



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Floor Plan

Lower Level



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View Online



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Property Webpage

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3D Virtual Tour

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Online Brochure

Open the camera app on your phone, focus on one of the QR codes above then tap the notification on your screen to view online



Property Details

Inclusions: Stainless steel fridge, gas cook top, built-in double oven, built-in dishwasher, built-in microwave & espresso coffee machine, 2 beverage fridges, washer & dryer, all electric light fixtures, all window coverings, 2 electric fireplaces, tv mounts, hot tub (as is), HD projector & screen (as is), pool table & accessories, security system & outdoor cameras

Legal Description: PT LT 71 GERMAN COMPANY TRACT TWP OF WATERLOO PT 3 58R12543; WOOLWICH

Property Taxes: \$12,345 for 2024 (to be verified)

Possession: Flexible

Deposit: 5%

Lot Size: Approximately 354.37 ft x 157.63 ft x 129.18 ft x 157.03 ft x 270.19 ft – Irregular lot, area - 71,752.16 ft² (1.647 acre)

Square Footage: Approximately 4,771 plus finished basement

Rental: Hot Water Tank

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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