

## HICKORY SUITES, 62 BALSAM ST, WATERLOO, ON N2L 3H2, CANADA

<https://www.gtarealestates.com>

PRICED TO SELL. END UNIT TOWN HOME. RARE OPPORTUNITY.  
Buy this 4 Bedrooms plus 1 additional room, Licensed by City of  
Waterloo for this Corner End Unit Townhome, 2.5 Bathrooms,  
Living room, Ensuite laundry, large kitchen, this property is  
marvelous to call it a home or an investment in a high-demand  
rental area. Recession -proof...

**\$499,900**

- 4 beds
- 3 baths
- Single Family
- Single Family
- 1600 - 1799 sq ft



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## Rooms & Units Descr

**UnitNumber:** T101

**RoomLevel1:** Lower level

**RoomWidth1:** 2.95

**RoomType2:** Bedroom 3

**RoomLength2:** 3.69

**RoomDimensions2:** 3.69 m X 2.95 m

**RoomLevel3:** Lower level

**RoomWidth3:** 2.95

**RoomType4:** Laundry room

**RoomLength4:** 1.98

**RoomDimensions4:** 1.98 m X 1.5 m

**RoomLevel5:** Lower level

**RoomWidth5:** 2.92

**RoomType6:** Dining room

**RoomLength6:** 3.048

**RoomDimensions6:** 3.048 m X 2.53 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.7

**RoomType8:** Bedroom

**RoomLength8:** 4.42

**RoomDimensions8:** 4.42 m X 3.01 m

**RoomType1:** Bedroom 2

**RoomLength1:** 3.68

**RoomDimensions1:** 3.68 m X 2.95 m

**RoomLevel2:** Lower level

**RoomWidth2:** 2.95

**RoomType3:** Bedroom 4

**RoomLength3:** 3.69

**RoomDimensions3:** 3.69 m X 2.95 m

**RoomLevel4:** Lower level

**RoomWidth4:** 1.5

**RoomType5:** Study

**RoomLength5:** 3.02

**RoomDimensions5:** 3.02 m X 2.92 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.53

**RoomType7:** Kitchen

**RoomLength7:** 2.9

**RoomDimensions7:** 2.9 m X 3.7 m

**RoomLevel8:** Main level

**RoomWidth8:** 3.01

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## Location Details

**City:** Waterloo

**Province:** Ontario

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## Property Details

**Levels:** 2

**Stories:** 2



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## Property Features

**LotFeatures:** Landscaped

**CommunityFeatures:** Pets Allowed With Restrictions

**Flooring:** Laminate,Ceramic

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 1

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

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## Miscellaneous

**AssociationFeeFrequency:** Monthly

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## Courtesy of

**OfficeName:** HOMELIFE SUPERSTARS REAL ESTATE LIMITED

**Office ID:** 50115

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Forced air

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## Amenities & Features



**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** Pets Allowed With Restrictions

**Cooling:** Central air conditioning

