



Royal LePage Wolle Realty  
71 Weber St. E, Kitchener, ON N2H 1C6  
519-578-7300



Welcome to your next chapter in the picturesque village of St. Jacobs, — where **SMALL-TOWN CHARM** meets **MODERN CONVENIENCE**. This beautifully maintained 3+1 bedroom **BUNGALOW** with a single-car garage offers 1,880 square feet of **FINISHED LIVING SPACE**. Step inside to the bright and inviting front living room with a **LARGE FRONT WINDOW** and hardwood floors. In the kitchen, appreciate the warmth of the solid oak cabinets, complete with stainless steel appliances and durable vinyl flooring. A sliding door off the kitchen leads to your **PRIVATE, COVERED REAR DECK** — ideal for morning coffee or relaxing summer evenings. The updated 4-piece main bathroom (2021) offers modern finishes, while the **FINISHED BASEMENT** (2019) provides endless possibilities — perfect for extended family, rental income, or a spacious rec room. Downstairs, you'll find new large windows, a large bedroom with two egress windows and a full closet, a 3-piece bathroom, and a **FULL SECONDARY KITCHEN** outfitted with a fridge, stove, dishwasher, and microwave. Outside, enjoy the **GENEROUS BACKYARD SPACE** complete with a large shed for all your storage needs. St. Jacobs is known for its vibrant community, historic charm, and the world-famous St. Jacobs Farmers' Market. Enjoy boutique shopping, quaint cafés, scenic trails, and a thriving arts scene — all just minutes from your doorstep. Plus, with easy access to Waterloo, Kitchener, and major highways, you'll love the peaceful village atmosphere without sacrificing urban amenities. Don't miss your chance to own a piece of one of Ontario's most beloved communities!



## A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2023



## Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015



# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to  
**72 WATER STREET**  
**ST. JACOBS N0B 2N0**

3+1 Bedroom | 2 Bathroom | 966 + 914 = 1,880 SqFt

Lot Size - 60.09 ft x 132.1

Built in 1961 | Taxes: 3,243.00/2024

**www.72water.ca**

Nicole Shantz*	Riz Jadavji* Team Lead	Sherri Goodwin*	Alex Cox-Assistant	Dylan McComiskey*
nicole@therizteam.com	riz@therizteam.com	sherri@therizteam.com	admin@therizteam.com	dylan@therizteam.com
519-591-7413	519-716-7253	519-589-6677	519-578-7300	519-897-4020



519.716.7253

riz@therizteam.com

www.therizteam.com





## IMPRESSIVE FEATURES

- Solid oak kitchen cabinets w/stainless appliances
- Kitchen vinyl floor
- Slider door to rear covered deck
- Hardwood floor in living room & Bedrooms
- Updated 4 piece bathroom (2021)
- Finished basement (2019)
- Basement bedroom w/ 2 egress windows & Closet
- Full basement kitchen (Fridge, stove, dishwasher, microwave)
- Basement 3 piece bathroom
- All basement windows replaced (2019)
- Cold room
- Large shed
- 2 entrances to garage, plus rear garage door
- Water softener
- Electric tankless water heater owned
- Roof 2011
- Furnace 2007
- Auto garage door opener w/ 2 remotes
- Garage insulated 2021
- Garage has its own electrical panel (2020)
- Garage electric heater
- Deck string lights included

## FLOOR PLAN



## SCHOOLS

### Waterloo Region District School Board

JK-8 St. Jacobs P.S.  
9-12 Elmira District S.S.

NOT BUSED  
BUSED

### Waterloo Catholic District School Board

JK-8 St. Teresa  
9-12 St. David Catholic Secondary School

BUSED  
BUSED