



Royal LePage Wolle Realty  
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519-578-7300



PREPARE TO BE CAPTIVATED by this exquisite 3+2 bedroom, 3.5 bathroom custom-designed home, offering over 3,800 square feet of elegant living space. Nestled in the **HIGHLY SOUGHT-AFTER VISTA HILLS NEIGHBORHOOD** of Waterloo, this residence exemplifies sophistication and comfort. As you step through the charming covered porch, a two-story foyer warmly welcomes you, setting the tone for the exceptional design within. The main floor features an **EXPANSIVE LIVING ROOM**, adorned with premium hardwood flooring and soaring 9-foot ceilings that enhance the open concept layout. Sunlight floods through a wall of large windows, offering **PICTURESQUE VIEWS OF THE SERENE NEIGHBORHOOD**. The kitchen, a true culinary haven, boasts a blend of classic charm and contemporary flair. A captivating **WHITE SUBWAY TILE BACKSPLASH** complements the stylish tiled flooring, while the **GLEAMING QUARTZ COUNTERTOPS** and stainless appliances, including a gas stove, add a touch of modern luxury. Abundant shaker cabinetry, a large pantry closet with a convenient cleaning utensil storage closet, and a **CUSTOM CENTER ISLAND** overlooking the family room make this kitchen both functional and aesthetically pleasing. A cozy place to unwind after a long day in the main floor family room which adorns large windows with views of the expansive backyard. **GARDEN PATIO DOORS** lead to your private backyard retreat, where a **DECK WITH A PERGOLA, & PRIVACY LOUVERS**, and an interlock stone patio create an **IDEAL SETTING FOR OUTDOOR ENTERTAINING**. Lush plantings, including graceful birch trees, offer natural privacy and enhance the tranquil atmosphere. Ascend the **ELEGANT IRON-RAILED STAIRCASE** to the upper level, where double doors reveal the spacious primary bedroom. This serene sanctuary features an ensuite bathroom with a **HEATED TOWEL RACK**. Also offering, a generous walk-in closet, and a linen closet, plus a private balcony for your personal relaxation. The upper floor also includes two additional well-sized bedrooms and a full family bathroom, with rough-ins for a potential future sauna or upper floor laundry. The **PROFESSIONALLY FINISHED LOWER LEVEL** seamlessly connects to the ground level and provides convenient access to the double car garage. This level offers two more spacious bedrooms and a **LUXURIOUS SPA-LIKE BATHROOM** w/hand held & rain shower system, complete with a modern soaker tub and heated towel rack. Additionally, this floor features a laundry room, a mechanical room, and ample storage options. Surrounded by ten parks and 40 kilometers of scenic walking trails, and just minutes from Vista Hills Public School and a short drive to Laurel Heights Secondary School, this location is both convenient and desirable. With close proximity to Costco, local universities, bus routes, and shopping, this home offers unparalleled accessibility and convenience. Don't miss your chance to own this exceptional residence in a premier location. Make it yours today!



## 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*

**565 SUNDEW DRIVE**

**WATERLOO, ONTARIO, N2V 0B9**

**3+2 Bedroom | 3.5 Bathroom | 2,937 + 918 = 3,855 SqFt**

**Built in 2014 | Taxes 7,024.23/2024**

**Lot Size 37.97' x 98.43'**

**www.565sundew.ca**

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## IMPRESSIVE FEATURES

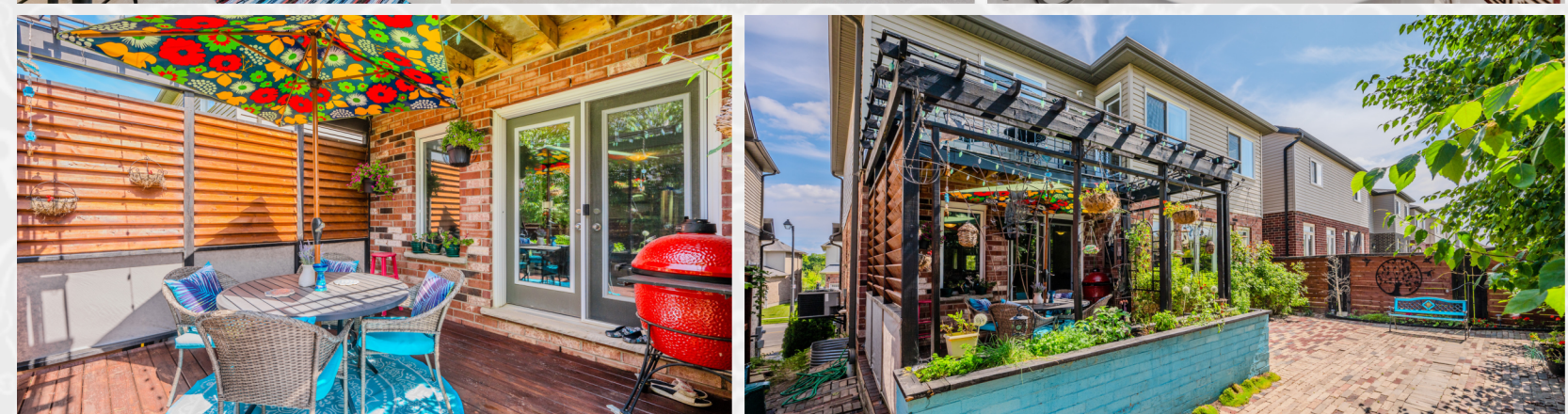
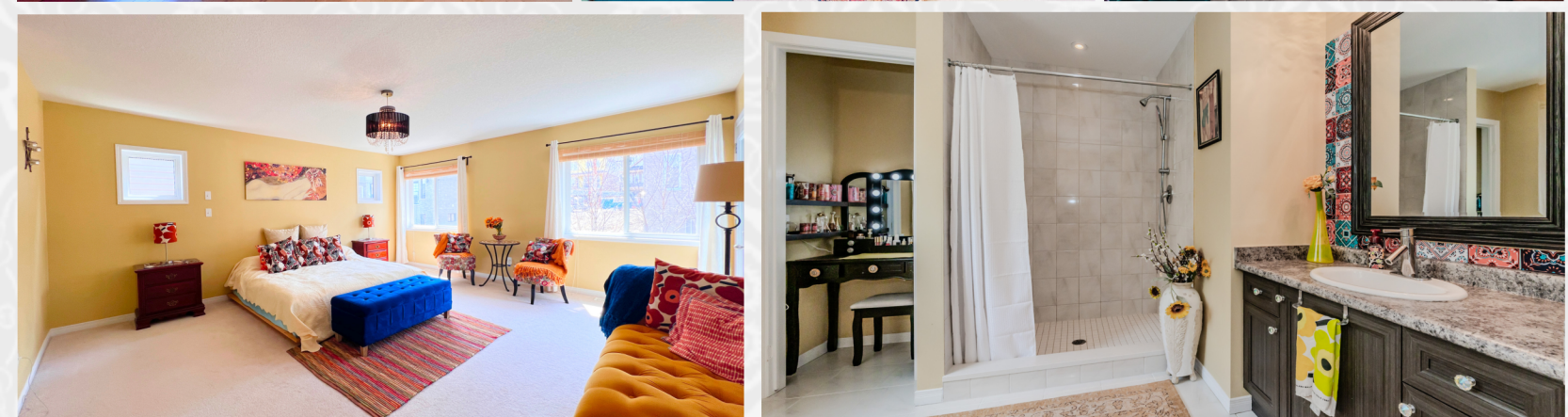
- Covered Entrance Porch
- Full Brick Facade with Vertical Vinyl Siding
- 2 Car Garage with address stone
- Entrance Door with Transom & Side Lights
- 2 Storey Tiled Foyer
- Living Room with Hardwood Flooring
- Picturesque windows with views of neighborhood
- 9 Feet Ceilings on main floor
- Modern Kitchen with dark stained Shaker Cabinetry
- White Subway Tile Backsplash
- Quartz Countertops
- Stainless Appliances with gas stove
- Reverse Osmosis Drinking Water System
- Center Island
- Convenient Pantry Closet & Cleaning Utensil Closet
- Cozy Family room at rear of home
- Large Windows overlooking rear yard
- Separate Dining Room
- Garden Patio Doors from dining room to rear yard
- Deck offers fenced privacy wall with louvers & Pergola
- Mature trees providing more privacy
- Rose garden & perennials
- Wrought Iron Spindles on Stairs
- Primary bedroom w/ double door entry & its own private balcony, linen closet, walk-in closet
- 3 pc Ensuite (closet currently being used for makeup station, but door can easily be put back on for closet use)
- Second 3 pc upper bathroom (closet has electrical & gas for laundry/option for sauna)
- Garage enters into lower level
- Full lower level bathroom w/ round soaker tub, rain showerhead, & wall shower
- Heated towel rack in lower level & ensuite
- Lower level - 2 hallway closets
- Lower level - 2 bedrooms in lower level with egress windows
- One of the lower bedrooms offers a “morning kitchen”
- Central Vacuum & Attachments
- HRV System
- Electronic Air Cleaner System
- Water Softener
- 4 Gas Fireplace rough ins
- Auto Garage Door Opener





## Vista Hills

Vista Hills is a charming residential community in northwest Waterloo, Ontario, known for its picturesque landscapes and well-designed suburban layout. This neighborhood offers a blend of modern living and natural beauty, making it ideal for families and those who appreciate a serene environment. The area features lush green spaces, and tree-lined streets, with contemporary homes. Vista Hills Park, a central green space with a playground, open fields, and walking trails, is a highlight, while nearby West Wind Park offers sports fields, playgrounds, and trails. These parks provide ample opportunities for outdoor activities and community gatherings. Education is a cornerstone, with Vista Hills Public School, known for its excellent programs and community involvement, serving local families and a short drive to Laurel Heights Secondary School. Conveniently located near shopping centers, grocery stores, and restaurants, Vista Hills also has good connectivity to major roads for easy commuting. Overall, Vista Hills balances modern suburban living, excellent education, abundant green spaces, and convenient amenities, making it a vibrant and desirable community.



## Near By Amenities



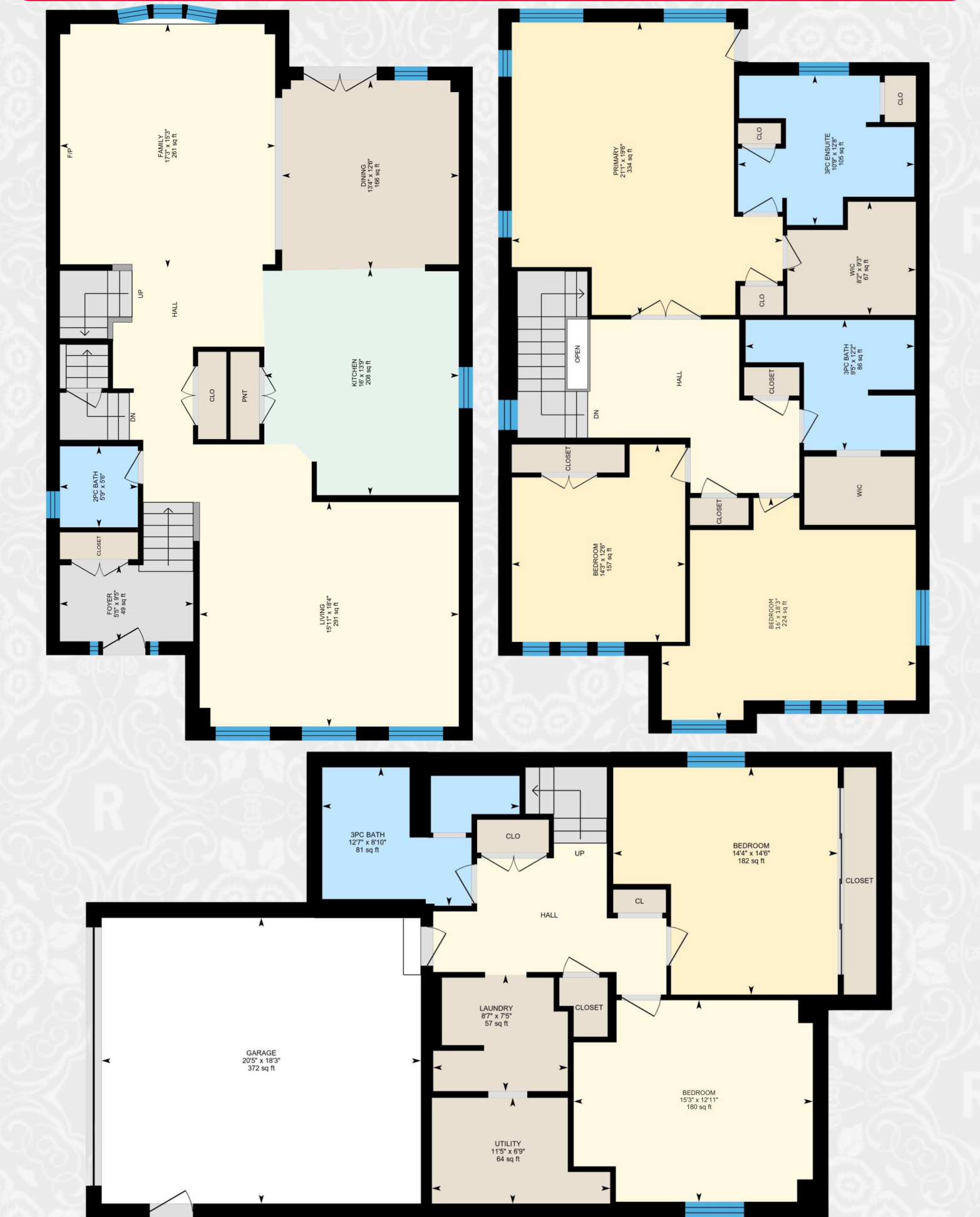
## SCHOOLS

**WATERLOO REGION DISTRICT SCHOOL BOARD**  
 JK-8 Vista Hills P.S. NOT BUSED  
 9-12 Laurel Heights S.S. BUSED

**WATERLOO CATHOLIC DISTRICT SCHOOL BOARD**  
 JK-8 St. Nicholas Catholic School BUSED  
 9-12 Resurrection Catholic S.S. BUSED



## FLOOR PLANS



## NEIGHBOURHOOD

Vista Hills is a neighbourhood in Waterloo, Ontario, known for its family-friendly atmosphere and attractive housing options. It's relatively new, with much of the development happening in the last two decades. The area offers a mix of single-family homes and townhouses, and it's known for its modern designs and well-planned community layout. The neighbourhood features several parks and green spaces, making it ideal for outdoor activities and family outings. Schools and community centers in the area are well-regarded, and there are convenient amenities like shopping centers and restaurants nearby. Additionally, Vista Hills is situated in a location that provides easy access to major roads and highways, which is a plus for commuters.

