



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



Welcome to 88 William Street West – THE HILLIARD HOUSE! A TRUE GEM in Waterloo’s storied past, this MAJESTIC YELLOW BRICK LANDMARK has stood proudly since 1875, masterfully blending VICTORIAN GRANDEUR with modern comforts. Spanning nearly 3,800 SQ FT of FINISHED SPACE, this TWO-STOREY MASTERPIECE exudes TIMELESS CHARM at every turn. Enter through the ELEGANT CURVED FRONT PORCH and be transported to an era of craftsmanship and sophistication. Soaring ceilings, ORIGINAL HARDWOOD FLOORS, and STUNNING STAINED GLASS WINDOWS bathe the interiors in a kaleidoscope of color. GRAND FIREPLACES, intricate woodwork, and SUNLIT SITTING ROOMS create an ambiance of warmth and refinement. Host unforgettable gatherings in the FORMAL DINING ROOM, find inspiration in the MAIN-FLOOR LIBRARY & STUDY, or unwind in one of the home’s many HISTORIC LIVING SPACES. The LIGHT-FILLED KITCHEN is a chef’s delight, featuring GRANITE COUNTERS, a GAS STOVE, and an abundance of cabinetry, with a walkout to the rear deck—IDEAL FOR ENTERTAINING. Step outside to your PRIVATE BACKYARD OASIS, complete with a SPARKLING 20x40 CONCRETE POOL. Up the GRAND BALUSTER STAIRCASE, discover the PRIMARY SUITE, boasting a DECORATIVE FIREPLACE, STAINED GLASS accents, a WALK-IN CLOSET, and a full ENSUITE with a separate tub and GLASS-ENCASED SHOWER. Four additional bedrooms, two more ensuites, and a WALKOUT TO THE UPPER VERANDAH offer space and luxury for all. Nestled in the sought-after OLD WESTMOUNT AREA and near THE MARY ALLEN NEIGHBOURHOOD, this home is just moments from UPTOWN WATERLOO’S vibrant cafés, boutiques, parks, and top-tier schools. Whether you’re a lover of HISTORY, ARCHITECTURE, or simply crave a home with SOUL—THE HILLIARD HOUSE is a RARE OPPORTUNITY to own a piece of WATERLOO’S LEGACY. YOUR CHAPTER IN THIS EXTRAORDINARY HOME STARTS HERE!



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2024



Top Producing Sales Representative

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



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



THE RIZ TEAM
• REAL ESTATE PROFESSIONALS •

Welcomes you to
88 WILLIAM STREET W.
WATERLOO, ON N2L 1J7

5 Bedroom | 3.5 Bathroom | 3772.25 sqft + 1273.22 unfinished lower level with laundry, utility, mechanical & storage

Built in 1875 | Taxes 9,954.68/2024

Lot Size: 110.17 ft x 235.61 ft (0.46 acres)

www.88william.ca

Not intended to solicit Sellers or Buyers currently under written contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



IMPRESSIVE FEATURES

- Built In 1875
- Above Grade Sq Ft 3,772.25
- 2 Storey Yellow Brick House
- 5 Bedrooms
- 3.5 Bathrooms
- Three Ensuite Bathrooms
- All Bathrooms Renovated 2000-2005
- Kitchen Last Renovated 2010
- Range (2021) & Dishwasher (2024)
- Main Floor Library & Study Rooms
- Original Woodwork Throughout
- New Walkway To Front Porch Steps
- New Fence
- Large Curved Front Porch
- Major Repair/Renovations To Front Porch & Balcony In 2022
- Additional Side Porch
- Double Door Entrance To Foyer
- Grand Baluster Staircase
- Decorative Column Pillars Between Principal Rooms
- 10 Foot Ceilings Main Floor
- 11 Foot Ceilings In Front Rooms Upstairs
- Hardwood Floors
- Three Decorative Fireplaces
- Walkout To Verandah From Upper Floor
- Stained Glass Windows
- 20'x40' Concrete Saltwater Pool with winter safety cover
- 15 Ft Deep End
- Large Rear Deck W/Pergola
- Crawl Space Storage Under The Deck
- Two Side Entrances
- Heavy Ornamental Brackets Under The Eaves
- Windows With Curved Tops And Soldier Courses Of Brick
- Heating: Hot Water (Boiler)
- Water Softener (2023)
- Attached Double Garage with opener
- Designated For Its Historic And Architectural Value By The City Of Waterloo
- Dry Sauna

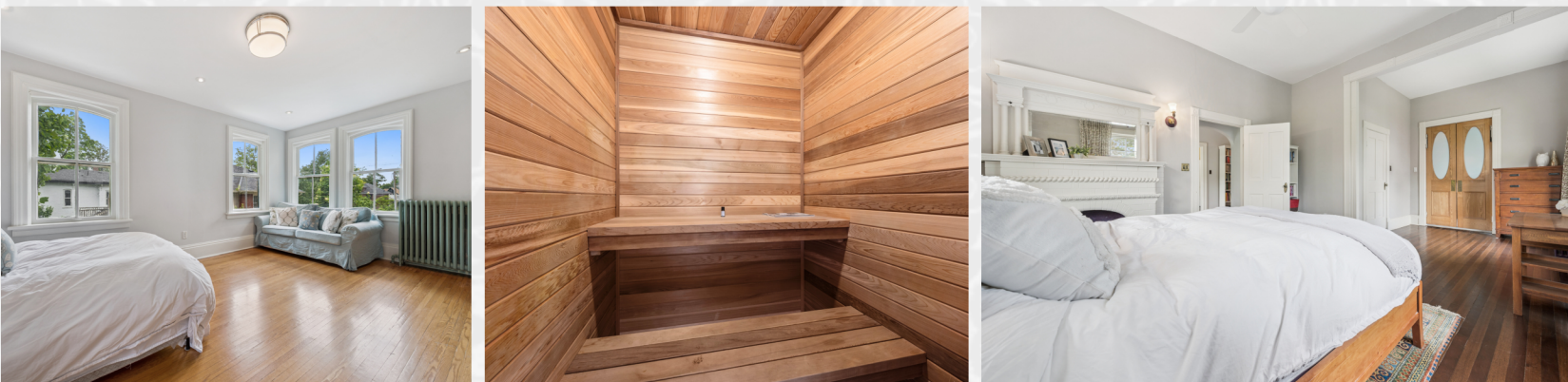


Home History

- Known as the Hilliard House, named after its builder and first owner Thomas Hilliard
- Thomas Hilliard was a well-known Waterloo citizen, who at various times was editor of the Waterloo Chronicle, town councillor and mayor of Waterloo, a founder of Dominion Life Assurance Company and, from 1905 to 1929, its president, and a founder of Waterloo Trust and Savings Company (Now known as TD Bank)
- The Hilliard House is representative of the large impressive homes that were built by many of Waterloo's successful citizens in the late 19th Century. It is an attractive interpretation of the Victorian style. The stained glass, eaves and the paired and single brackets under the bay windows evoke a Victorian influence. Like many homes of this period, its design is rather eclectic, featuring a balanced blend of several styles. The front gable roof is reminiscent of the Queen Anne style, while the pilasters and columns reflect the Beaux Arts style. Some refer to it as an Italianate style.

Heritage Highlights of Hilliard House

- Hip roof with front facade gable
- Heavy ornamental brackets under the eaves
- Windows with curved tops and soldier courses of brick
- Stained glass windows
- Projecting bay window
- Curved front porch supported by columns, second floor porch with iron railing, and smaller porches at the rear, northeast and southwest facades of the house
- Two sets of front doors, each having two leaves



SCHOOLS

Waterloo Region District School Board

- | | |
|------------------------------|-----------|
| JK-6 Empire P.S. | BUSED |
| 7-8 MacGregor P.S. | NOT BUSED |
| 9-12 Kitchener-Waterloo C.I. | NOT BUSED |

Waterloo Catholic District School Board

- | | |
|---------------------------------|-----------|
| JK-8 Our Lady of Lourdes | NOT BUSED |
| 9-12 Resurrection Catholic S.S. | BUSED |



FLOOR PLANS



NEIGHBOURHOOD

Living in the neighbourhoods of Westmount and Uptown Waterloo offers a perfect blend of charm, convenience, and community. Westmount is a well-established, family-friendly area known for its mature tree-lined streets, stately homes, and close proximity to the Westmount Golf & Country Club. Residents enjoy a peaceful suburban feel with easy access to top-rated schools, parks, trails like the Iron Horse Trail, and public transit including the LRT. Just next door, Uptown Waterloo is the vibrant heart of the city, offering a lively, walkable atmosphere filled with independent cafés, boutiques, restaurants, and cultural venues. It's home to Waterloo Park, the Recreation Complex, and hosts popular festivals throughout the year. Housing options range from charming century homes and bungalows in Westmount to modern condos and historic properties in Uptown, making the area ideal for families, professionals, and students alike. With excellent transit connections, a mix of quiet residential pockets and buzzing city life, Westmount and Uptown Waterloo truly offer the best of both worlds.

