



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



Welcome to Waterpark Place, one of Waterloo's most sought-after condo developments, offering **BREATHTAKING VIEWS** of the city skyline and a remarkable array of amenities designed to enhance your lifestyle. This prime location combines the best of both **CONVENIENCE** and **LUXURY**, making it a truly desirable place to call home. As you step into the building, you're greeted by a warm, **INVITING LOBBY**. This stunning 2-bedroom, 2-bathroom **CORNER UNIT**, the "Niagara" model, features an impressive 1469 sq. ft. of living space with southern exposure, filling the home with **NATURAL LIGHT** through expansive windows that offer **PANORAMIC VIEWS** of the city. The spacious living and dining areas are anchored by a custom built-in wall unit with a **COZY FIREPLACE**, perfect for relaxing or entertaining. An additional solarium offers an ideal retreat to unwind or enjoy a good book. The **RECENTLY UPDATED** eat-in kitchen boasts ample cabinetry, granite countertops, a stylish backsplash, and stainless appliances, making it a true chef's delight. Sliders open to your **PRIVATE BALCONY**, where you can take in exceptional views of the Waterloo landscape. The primary bedroom is located at one end of the unit, offering double closets and a **FULLY RENOVATED 3-PIECE ENSUITE**, complete with a glass-enclosed walk-in shower, quartz vanity top, and heated towel rack. On the opposite side, you'll find an additional bedroom, a 2-piece bathroom (rough-in for a tub or shower), and convenient in-suite laundry. This unit includes 2 **UNDERGROUND PARKING SPACES**, and Waterpark Place offers an outstanding range of amenities designed for every lifestyle. Stay active with the **ON-SITE GYM**, enjoy leisurely games in the billiards room, relax by the **POOL OR SAUNA**, or host gatherings in the party room, which opens to an outdoor patio with a BBQ area. For quiet moments, the library area provides a peaceful retreat. Located in the heart of Uptown Waterloo, Waterpark Place sits on nearly 4 acres of beautifully landscaped grounds, making it a Walker's and Biker's Paradise. Enjoy easy access to local boutiques, a variety of dining options, Waterloo Park, and the nearby universities. With convenient access to the LRT and local highways, this location truly offers the best of urban living. Don't miss the opportunity to own this corner unit in Waterpark Place and experience luxurious living in one of Waterloo's most vibrant communities.



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025

#1

Top Producing Sales

Representative

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

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AWARD 2022/2024/2025



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• REAL ESTATE PROFESSIONALS •

Welcomes you to
6 WILLOW STREET, UNIT 802
WATERLOO N2J 4S3

2 Bedroom | 1.5 Bathroom | 1,469 SqFt
Built in 1992 | Taxes: 5,285.04/month
Condo Maintenance Fees: \$1,024.68

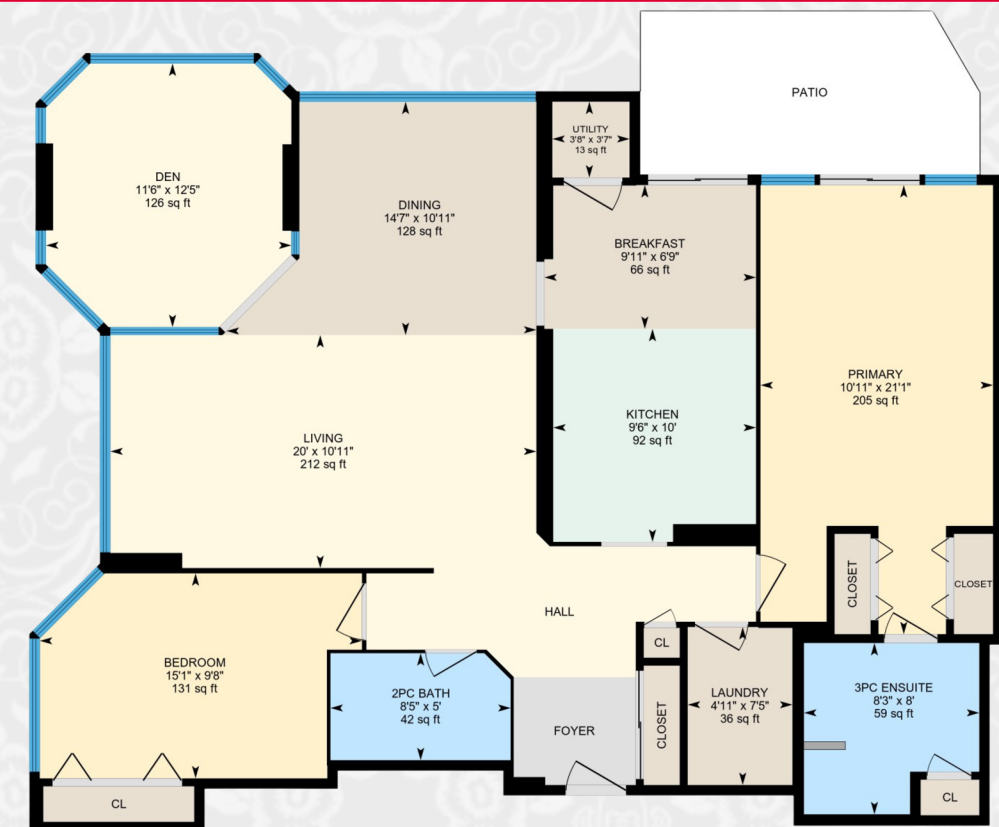
www.6willowunit802.ca



IMPRESSIVE FEATURES

- 2 Bedrooms
- 1.5 Bathrooms - (rough-in for tub/shower in 2nd bath)
- Large Living Room & Dining Room
- Solarium
- Window Blinds & Roller Shades
- Updated Eat-in Kitchen with abundance of cabinetry
- Granite Countertops
- Stainless Appliances
- Stylish Backsplash
- In-Suite Laundry with Washer & Dryer unit
- Sliders to private balcony with breathtaking views
- 3pc Ensuite Bathroom with Quartz Vanity & Heated Towel Rack
- 2 Underground Exclusive Parking Spaces #35 & 36
- Storage Locker Room #58
- Billiards Room
- Library
- Meeting/Party Room
- Walkout to Patio & BBQ areas
- Indoor Pool/Saunas
- Full Gym
- Pet-free & No Smoking Building

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6	Elizabeth Ziegler P.S.
7-8	MacGregor P.S.
9-12	Kitchener-Waterloo C.I.

NOT BUSED
NOT BUSED
BUSED

Waterloo Catholic District School Board

JK-8	Our Lady of Lourdes
9-12	Resurrection Catholic Secondary School

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