



Royal LePage Wolle Realty  
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519-578-7300



Your dream home awaits! Welcome to 531 Wood Nettle Way, a spectacular CUSTOM-BUILT HOME nestled on a premium, pie-shaped lot spanning 0.17 ACRES in the highly sought-after neighbourhood of Laurelwood. From the moment you arrive, the grand DOUBLE-WIDE PAVER DRIVEWAY and wrap-around walkway create an unforgettable first impression, leading you to the elegant front entrance. Step inside and be amazed by this professionally designed, OPEN-CONCEPT MASTERPIECE, where soaring 18-FOOT CEILINGS in the foyer welcome you home. Host unforgettable gatherings in the EXTRA-LARGE formal dining room, complete with a BUILT-IN WINE RACK, before moving into the stunning eat-in kitchen. Here, attention-grabbing granite countertops and a SPACIOUS ISLAND AND STAINLESS APPLIANCES make this the heart of the home. The OPEN-CONCEPT LIVING ROOM, featuring a cozy GAS FIREPLACE and elegant French doors, flows seamlessly out to the upper COVERED PRIVATE DECK—a serene retreat crafted with CUSTOM COMPOSITE DECKING and a state-of-the-art glass railing system. Need a dedicated workspace? Discover the luxurious, private main-floor office, flooded with sparkling natural sunlight and featuring its own private entrance. This level, boasting elegant 9-FOOT CEILINGS with overhead pot lighting and a carpet-free environment, also includes a convenient two-piece powder room. The grandeur continues on the second floor, where the primary bedroom offers a HUGE WALK-IN CLOSET and a luxurious 5pc ensuite with JACUZZI TUB & separate tiled shower. 2 additional bedrooms are offered here both with walk-in closets and one with its own cheater 5pc ensuite bathroom. For ultimate convenience, this level is also home to a dedicated laundry room complete with a sink, shelving, cabinetry, and front-loading washer and dryer. The incredible lower level unveils a world of potential, perfectly suited for a future in-law suite or its current use as a LARGE REC ROOM & GAMES ROOM AREA with a walkout to a stone patio retreat. A 3pc bathroom with HEATED FLOORING is also found here. Surprise... "THE BONUS ROOM"—a massive 30X20 FOOT UNTOUCHED canvas ready for your imagination to run wild as a home theatre, hobby room or practice ice rink. The double garage is more than just parking; with two inside entries and a fully equipped, shelved workshop, it's a handyman or handywoman's dream. This property is truly one of a kind. Your dream home is ready!!! Surrounded by parks, trails, and top-rated schools, this home places you within minutes of Costco, The Boardwalk's shops and restaurants, YMCA family programs, and the hiking paths of Laurel Creek Conservation Area.

## 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



|                       |                        |                       |                      |                      |
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# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to  
**531 WOOD NETTLE WAY**  
**WATERLOO, ONTARIO, N2V 2X9**

3 Bedroom | 3.5 Bathroom | 2,512 SqFt + 1,160 SqFt = 3,672 SqFt  
Built in 2006 | Taxes \$7,715.22/2025  
Lot Size: 37.50 ft x 142.51 ft (0.17 acres)

**www.531woodnettleway.ca**

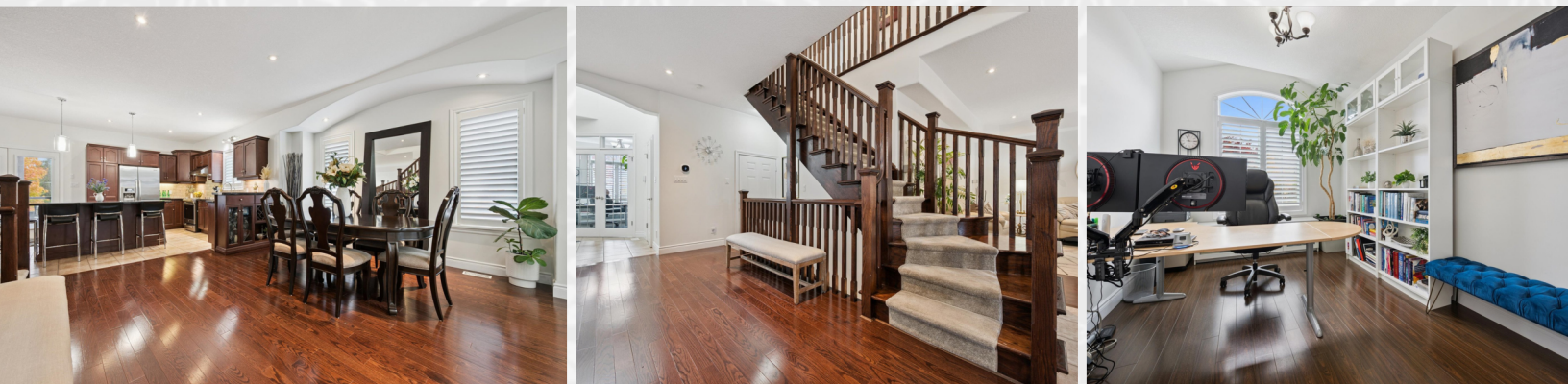
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## IMPRESSIVE FEATURES

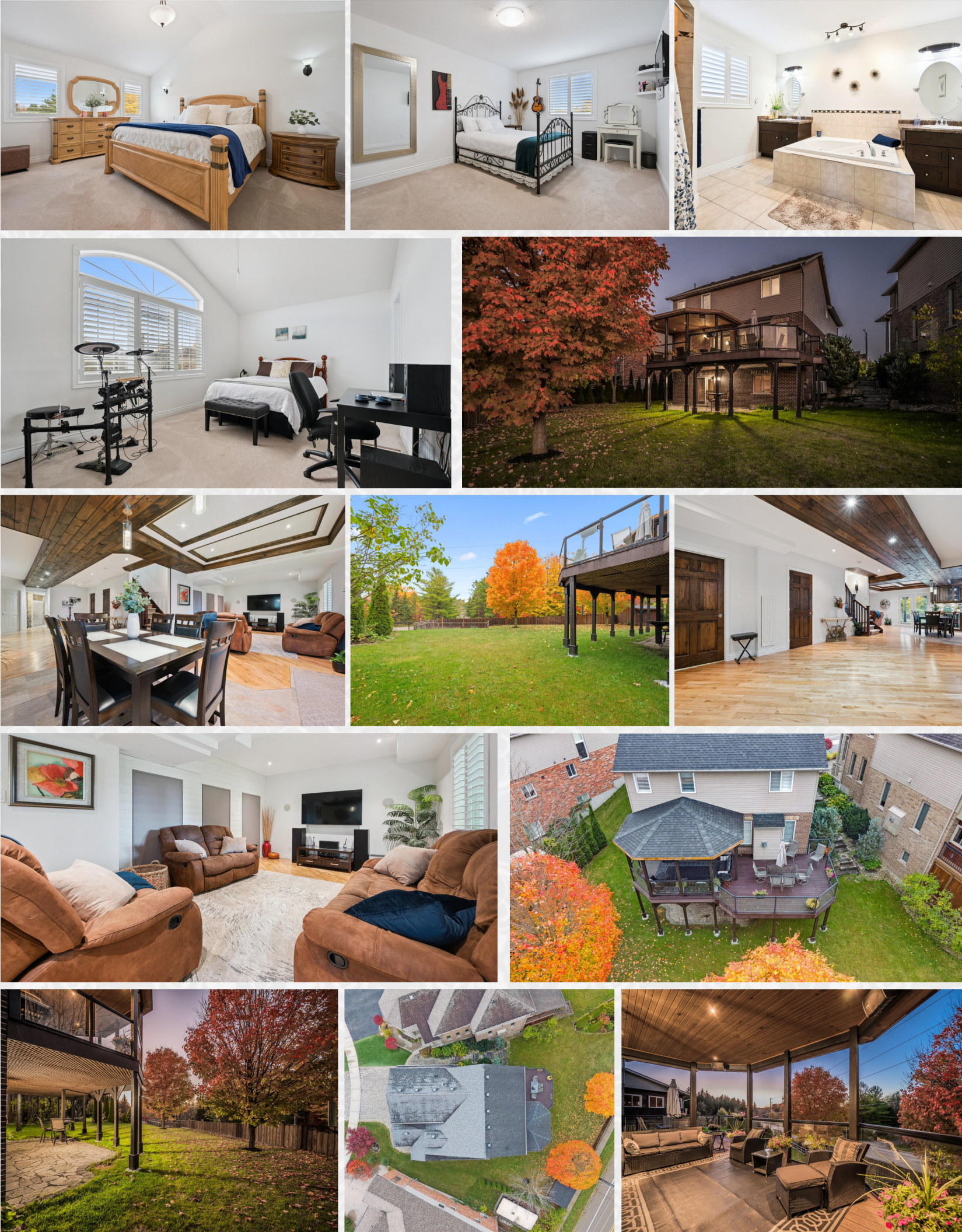
- Custom Built By Will-O Homes
- Chipped Stone Facade
- Interlocked Paver Stone Driveway With Walkway
- Exposed Aggregate Porch
- Solid Wood Front Door With Iron Glass & Transom Design
- 18' Foot Soaring Ceiling In Front Entrance Foyer
- Main Floor Den/Office (Potential Bedroom) With Separate Entrance From Garage
- Open Concept Main Floor With 9ft Ceilings And Custom Archways And Overhead Pot Lighting Abound
- Custom Casework And Window Trims Including Window Sills
- California Shutter Systems Throughout Home
- Engineered Hardwood Flooring In Family Room & Formal Dining Room
- Custom Wine Rack And Servery In Dining Room Area
- Custom Designed Gourmet Kitchen W/Dark Stained Cabinetry, Large Centre Island, Granite Countertops, Tile Backsplash & Stainless Appliance Package
- Under Counter Built-In Microwave
- New Stainless Range Hood With High Powered Cfm Rating
- Upgraded Hardware Fixtures On Centre Island
- Upgraded Faucets And Hardware
- New Touch Kitchen Faucet And 3rd Water Line
- Reverse Osmosis Drinking Water System
- Main Floor Family Room With Gas Fireplace And Mantle
- Garden Patio Doors Lead You To The Upper Covered Private Deck, Made Of Custom Composite Decking, And State Of The Art Glass Railing System, Outdoor Speakers And Roller Shades
- Natural Bbq Gas Lines One For The Upper Deck And One For Lower Patio
- Tannoy Outdoor Speakers On Deck Included
- Beautiful Forested Views From Upper Deck
- Central Vacuum System With Attachments
- New Tankless Hot Water Heater Rented (July 2025) \$54.23/Monthly
- Entire Home Has Been Repainted
- All Toilets Have Been Updated
- Open Railed Hardwood Staircase From Bottom To Top Floor
- 2nd Floor Laundry Room With Full Cabinetry And Laundry Sink And Front Load Washer/Dryer
- Primary Bedroom With Large Walk-In Closet With Hardwood Flooring
- 5pc Luxury Ensuite With Jacuzzi Tub, His/Her Vanities And Separate Tiled Shower
- Generously Proportioned Additional Bedrooms With Walk-In Closets
- 2nd Bedroom With Cheater Ensuite Privilege
- Professionally Finished Walkout Basement With Stone Patio
- Games Room & Rec Room For All Of Your Entertaining Needs
- 3pc Bathroom Features Heated Flooring; Ample Storage Options
- Bonus Room - 30' X 20' Excavated Underneath Garage, Ideal For Home Theatre Or Wine Cellar Or Hockey Rink System
- 2 Car Fully Insulated Garage With Side Man Door, Access To Interior Of Home And To Main Floor Office; Garage Door Opener's
- Kenmore Refrigerator In Basement Included
- Bar Fridge Included
- Dsc Security System With Doorbell Camera Included
- In Wall And Ceiling Speakers In Basement Family Room Included
- This Home Has Been Professionally Designed From Top To Bottom
- TV in great room and upstairs bedroom





# Laurelwood

Living in Waterloo West’s Columbia Forest, Clair Hills, and Laurelwood offers a perfect blend of serene suburban living, natural beauty, and modern convenience – making it especially appealing for families. These highly sought-after neighbourhoods are known for their family-friendly vibe, beautifully maintained homes, and welcoming community atmosphere. Families will appreciate the top-rated schools, safe streets, and abundance of parks and playgrounds, providing plenty of opportunities for children to play and grow. Outdoor enthusiasts can enjoy the nearby Laurel Creek Conservation Area and scenic walking and biking trails, perfect for weekend adventures. Everyday conveniences are just minutes away, including The Boardwalk with shopping, dining, fitness facilities, and medical services. Plus, you’re only a short drive from both the University of Waterloo and Wilfrid Laurier University, as well as Uptown Waterloo’s vibrant mix of cafes, boutiques, and cultural spots. With a strong sense of community, excellent amenities, and plenty of green space, Columbia Forest, Clair Hills, and Laurelwood are ideal neighbourhoods for families looking to put down roots and enjoy everything Waterloo West has to offer.



## Near By Amenities

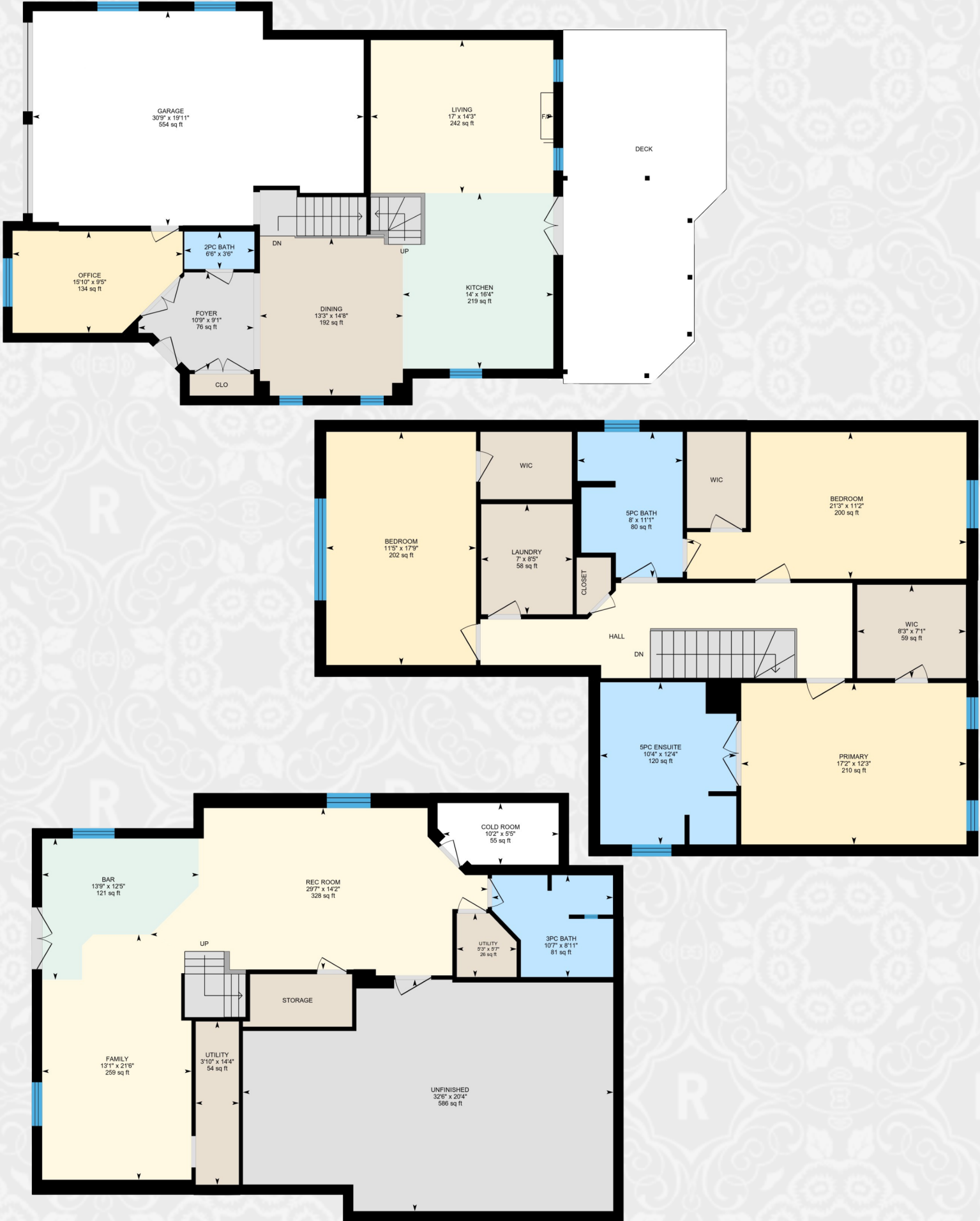


## SCHOOLS

| Waterloo Region District School Board |                     |           | Waterloo Catholic District School Board |                              |       |
|---------------------------------------|---------------------|-----------|-----------------------------------------|------------------------------|-------|
| JK-6                                  | Abraham Erb P.S.    | NOT BUSED | JK-8                                    | St. Nicholas Catholic School | BUSED |
| 7-8                                   | Laurelwood P.S.     | BUSED     | 9-12                                    | Resurrection Catholic S.S    | BUSED |
| 9-12                                  | Laurel Heights S.S. | NOT BUSED |                                         |                              |       |



# FLOOR PLANS



# NEIGHBOURHOOD

Living at 531 Wood Nettle Way in Waterloo, ON, puts you right in the heart of the highly sought-after Laurelwood/Columbia Forest/Clair Hills area, combining luxury, comfort, and convenience for the whole family. This custom-built home sits on a premium pie-shaped lot, offering both privacy and ample outdoor space for kids to play, gardening, or entertaining guests. Inside, the home is designed for modern family living, with spacious living areas, multiple bedrooms, and elegant finishes that make everyday life both comfortable and stylish. Families will love being just minutes from top-rated schools, playgrounds, and parks, while outdoor enthusiasts can enjoy nearby walking trails and the Laurel Creek Conservation Area. Daily conveniences are close at hand, including shopping, dining, and amenities at The Boardwalk, and you're only a short drive to Uptown Waterloo and both universities. Living at 531 Wood Nettle Way means enjoying a peaceful, family-friendly neighbourhood with a strong sense of community, plenty of green space, and easy access to everything Waterloo West has to offer – truly a dream location for family life.

