



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Located on a spacious corner lot in Lincoln Village, a family-friendly neighbourhood with easy access to the highway. The house is also 10-15 minutes away from RIM Park, a premier Sports Facility, Conestoga College and the Universities of Waterloo and Laurier. Situated on a Public Transit/Bus Route, the property is within walking distance of Sandowne Public School (English & Partial French Immersion - JK to grade 6).

This charming home offers a serene retreat with manicured landscaping adorned with mature trees and bushes. Built by the esteemed H. Klauss Construction company, this timeless residence exudes a sense of pride and longevity, boasting one owner throughout its history.

Step inside to discover a welcoming ambiance. The main floor unfolds graciously to reveal a versatile layout. The heart of the home is a large living/dining room, perfect for gatherings or relaxing in comfort. Adjacent, there is a den/study room that offers cozy evenings by the fireplace.

The kitchen has a functional design and ample storage, while a second washroom adds convenience. Upstairs, four bedrooms provide ample space for rest and rejuvenation. The basement offers versatile spaces for rec rooms, offices, or creative pursuits.

Outside, the expansive, very private backyard is fully fenced on two sides, with a 15-foot mature hedge along the rear property line and well-maintained grass, perfect for relaxation and privacy. Practical features include a single-car garage and a paved driveway accommodating two cars. Recent updates include a new roof (2013), furnace (2021), water shutoff valves (2024) and central air conditioning (2022).

Property Details

ADDRESS: 389 DUNVEGAN DR, WATERLOO, N2K2C6
LEGAL DESCRIPTION: LT 23 PL 1313 CITY OF WATERLOO;
S/T 439202; WATERLOO

SQ. FT:	1,523 above grade, 853 below grade (MAPC)
BEDROOMS:	4 on the upper floor
BATHS:	2; 2 piece on the main floor, 4 piece on the upper floor
LAUNDRY:	In basement
BASEMENT:	Finished with a home office. The laundry and workbench areas of the basement are not finished.
AGE:	51 years old (1973)
ELECTRICAL:	100 amps – fuse panel
ROOF:	Asphalt shingles (2013)
FOUNDATION:	Poured Concrete
FLOORS:	Vinyl, carpet
CEILINGS:	Drywall
WINDOWS:	Vinyl and wood
EXTERIOR:	Brick and siding
INTERIOR:	Drywall, laminate.
PARKING:	Private parking space.
GARAGE:	Single-wide attached garage
LOT SIZE:	68ft x 118.87ft x 80ft x 120ft pie-shape in the back

ZONING:	SR1A
TAXES:	\$4,058 (2023)
ROLL #:	301601117508600
PIN #:	222910175
HIGH SPEED INTERNET:	Available
HEATING:	Forced air (natural gas) and electric baseboard in the basement. Furnace (2021)
COOLING:	Central A/C (2022)
COSTS:	Hydro: \$1,290/yr average. Heat: \$2063/yr. Water: \$750/yr average
RENTALS:	Hot water tank -\$320/yr.
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Corner lot, well landscaped, levelled, front yard with mature trees and bushes, large backyard with mature trees and grass
INCLUSIONS:	Fridge, stove, dishwasher, Microwave, washer and dryer, central vacuum, window coverings, water softener (2022)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	immediate

Visit Website:

- Full Home Inspection Report & Full Zoning Provisions
- Schedule B & Floor Plans
- Virtual Tour