

\$1,049,900 - 35 Loxleigh Lane, Breslau

MLS® #40724599

\$1,049,900

4 Bedroom, 4.00 Bathroom, 2,556 sqft

Single Family on 0.00 Acres

554 - Breslau/Bloomingdale/Maryhill, Breslau, Ontario

Welcome to 35 Loxleigh Lane! Located in the highly desirable community of Hopewell Crossing in Breslau, just minutes from Kitchener-Waterloo, this outstanding duplex offers incredible flexibility & opportunity. Live comfortably in the spacious upper unit while generating rental income from the fully separate, legal, newly renovated basement suite. Check out our TOP 6 reasons why youâ€™ll want to make this house your home!

#6 BRIGHT CARPET-FREE MAIN FLOOR - This level boasts hardwood & tile flooring and is bathed in natural light from large windows. The spacious living room, with its coffered ceiling & recessed lighting, offers a cozy atmosphere & overlooks the private backyard. Thereâ€™s also a conveniently located powder room for guests.

#5 INVITING EAT-IN KITCHEN - Create your culinary masterpieces in the large eat-in kitchen, featuring ample cabinetry, stainless steel appliances, glass subway tile backsplash, & a 5-seater island. The bright & airy open formal dining room offers large windows & a walkout to the deck.

#4 FULLY-FENCED BACKYARD - Escape to the private, fully-fenced backyard with plenty of fruit trees, also perfect for relaxing under the sun. Enjoy lounging on the covered patio or BBQing up a storm; plenty of exotic greenery makes it a peaceful escape.

#3 BEDROOMS & BATHROOMS - The welcoming primary offers vaulted ceilings, dual walk-in closets, a 5-piece ensuite with double sinks, & a walk-in



shower with dual shower heads. The remaining bedrooms share a main 5-piece bathroom. #2 EXCELLENT LOWER UNIT - Enter through a separate private entrance into the spacious and newly renovated basement suite. The carpet-free, modern space includes a cozy living & kitchen area with quartz countertops & porcelain backsplash. The one-bedroom suite also features a sleek 4-piece bathroom. #1 PRIME LOCATION - Youâ€™re minutes from parks, schools, & scenic walking trails, & with KW, Cambridge & Guelph nearby, youâ€™ll have endless options for shopping, dining & entertainment! (id:6289)

Essential Information

Listing #	40724599
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,556
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	35 Loxleigh Lane
Subdivision	554 - Breslau/Bloomingtondale/Maryhill
City	Breslau
Province	Ontario
Postal Code	N0B1M0

Amenities

Amenities	Airport, Park
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener, In-Law

	Suite
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum - Roughed In, Dishwasher, Dryer, Refrigerator, Washer, Range - Gas, Microwave Built-in, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding, Wood
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX TWIN CITY REALTY INC., BROKERAGE
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