

# \$1,049,900 - 35 Loxleigh Lane, Woolwich

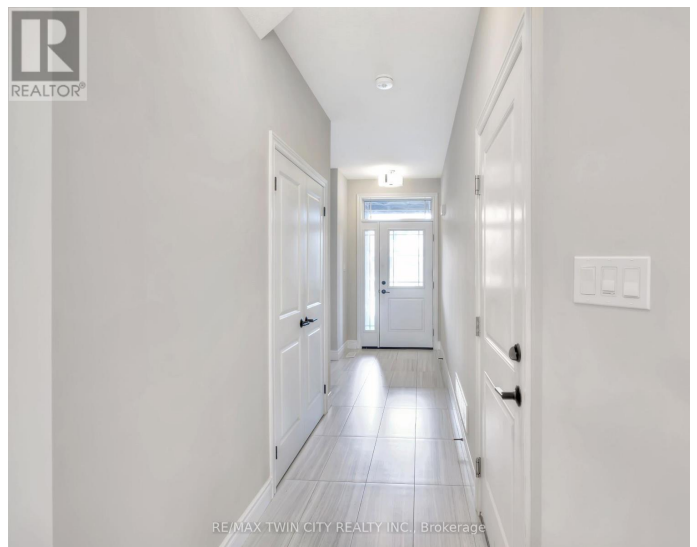
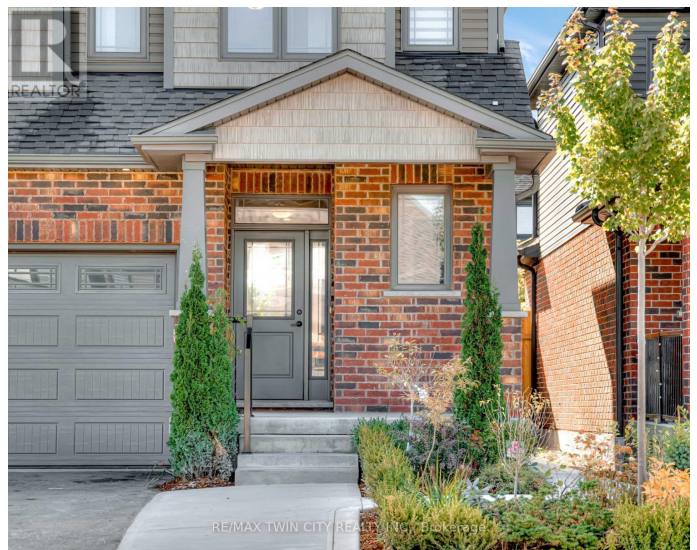
MLS® #X12164234

**\$1,049,900**

4 Bedroom, 4.00 Bathroom,  
Multi-family

N/A, Woolwich, 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 and 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 you'll want to make this house your home! #6 BRIGHT CARPET-FREE MAIN FLOOR - This level boasts hardwood and tile flooring and is bathed in natural light from large windows. The spacious living room, with its coffered ceiling and recessed lighting, offers a cozy atmosphere and overlooks the private backyard. There'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 and airy open formal dining room offers large windows and a walkout to the deck. #4 FULLY-FENCED BACKYARD - Escape to the private, fully-fenced backyard, 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, and 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 and kitchen area with quartz countertops and porcelain backsplash. The one-bedroom suite also features a sleek 4-piece bathroom. #1 PRIME LOCATION - You're minutes from parks, schools, and scenic walking trails, and with KW, Cambridge & Guelph nearby, you'll have endless options for shopping, dining & entertainment! (id:6289)

**Essential Information**

Listing #	X12164234
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Type	Multi-family

**Community Information**

Address	35 Loxleigh Lane
Subdivision	N/A
City	Woolwich
Province	Ontario
Postal Code	N0B1M0

**Amenities**

Amenities	Park, Ski area, Schools
Utilities	Cable, Electricity, Sewer
Features	Guest Suite, Sump Pump, In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

**Interior**

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer,
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	Garage door opener, Microwave, Oven, Range, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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