



**\$699,000**

## **429 ERB ST. W, WATERLOO, ON N2T 1B2, CANADA**

<https://krealtypros.com>

Value is in the land for development. The lot is .32 of an acre and the property has R2 zoning which permits 4 units. Buyer to do due diligence on proposed future use that may not fall under current zoning.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1625 sq ft



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# Building Details

<b>Building Area Total:</b> 2558 sq ft	<b>New Construction Yes/ No:</b> 1
<b>Year Built Details:</b> Completed / New	<b>Parking Features:</b> Attached Garage, Gravel, Other
<b>Security Features:</b> Carbon Monoxide Detector(s)	<b>View:</b> City
<b>Covered Spaces:</b> 1	<b>Construction Materials:</b> Brick Veneer
<b>Garage Spaces:</b> 1	<b>Roof:</b> Asphalt Shing, Other

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# Amenities & Features

<b>Water Source:</b> Municipal	<b>Architectural Style:</b> 1.5 Storey
<b>View Yes / No:</b> 1	<b>Appliances:</b> Water Heater Owned, Dryer, Washer
<b>Sewer:</b> Sewer (Municipal)	<b>Cooling:</b> None
<b>Attached Garage Yes/ No:</b> 1	<b>Heating:</b> Forced Air, Natural Gas
<b>Frontage Type:</b> North	

