

\$3,599,999 - 309-311 Hawthorn Street, Waterloo

MLS® #40719001

\$3,599,999

0 Bedroom, 0.00 Bathroom, 2,544 sqft

Other on 0.37 Acres

417 - Beechwood/University, Waterloo, Ontario

Great turn-key development project in the Waterloo University district! Assembly of 2 single detached houses: 309 & 311 Hawthorn St. Development of a six (6) storey multi-unit apartment building containing fifty-five (55) residential dwelling units, eighty (80) bedrooms, twenty-two (22) parking spaces, and thirty-eight (38) bicycle parking spaces. Site Plan Application (SPA) design is completed and formally submitted to the Waterloo city on April 11th, 2025. Situated just a short walk from King Street and Wilfrid Laurier University campus, this location is only minutes away from the University of Waterloo. It also enjoys close proximity to various Grand River transit stops and routes, offering convenient access to Uptown Waterloo and major commercial nodes. Package includes all drawings and reports for city permit. Property taxes and assessment are for 2 houses combined. 309 Hawthorn St (Legal description: PT LT 35 SUBDIVISION OF LT 13 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 394162; WATERLOO; Assessment \$553,000/2024, Taxes: \$7,036.95/2024). 311 Hawthorn Street (Legal Description: PT LT 35 SUBDIVISION OF LT 13 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 1249482; WATERLOO; Assessment: \$448,000/2024, Taxes: \$5,700.82/2024). (id:6289)



Essential Information

Listing #	40719001
Price	\$3,599,999
Bathrooms	0.00
Square Footage	2,544
Acres	0.37
Type	Other
Sub-Type	Freehold

Community Information

Address	309-311 Hawthorn Street
Subdivision	417 - Beechwood/University
City	Waterloo
Province	Ontario
Postal Code	N2L3N5

Amenities

Amenities	Public Transit, Schools
Features	Paved driveway
Parking Spaces	9
Parking	Attached Garage
# of Garages	1

Interior

# of Stories	2
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Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	HOMELIFE LANDMARK REALTY INC
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