

Tranquil Living. Simplistic Design. Quality Construction.

5 KRAFTWOOD PLACE

A CUSTOM STONE BUNGALOW ON 0.9 ACRES IN WATERLOO REGION



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5 KRAFTWOOD PLACE

<u>BEDROOMS</u>	<u>BATHROOMS</u>	<u>LIVING AREA</u>	<u>LOT SIZE</u>	<u>TAXES (2024)</u>
5 beds	4 baths	5,450 sq.ft.	0.90 acres	\$8,410.63

Property Details

Welcome to 5 Kraftwood Place, a stunning custom-built bungalow offering 5,450 sq ft of living space, with 5 bedrooms and 4 bathrooms. Set on a serene 0.9-acre wooded lot, the home's impressive stone exterior is inspired by Old Quebec's timeless architecture. Located just minutes from the vibrant heart of Waterloo, it sits in a private cul-de-sac with only four estate homes, blending peaceful seclusion with convenient access to all amenities.

Designed with both quality and functionality in mind, the layout of this home is exceptional. The open-concept custom kitchen, crafted by Chervin, is a chef's dream, flowing seamlessly into the traditional formal living and dining areas—ideal for both entertaining and everyday living. Unique details and custom woodwork are featured throughout, adding character and warmth to every room.

The fully finished lower level is filled with natural light from large windows and walkout access, offering great potential for multigenerational living. It features a second primary suite with a walk-in closet and luxurious ensuite, plus private access through the garage. The space also includes a spacious living area with a cozy gas fireplace, two generously sized bedrooms, a 3-pc bathroom, laundry/hobby room, mechanical room, and ample storage.

Constructed using an open truss system, this home has no interior load-bearing walls, offering exceptional adaptability for future modifications. Whether you want to create a more open layout or completely reimagine the design, the home can easily accommodate your evolving needs.

This home is truly a rare find, offering quality construction, ample space, privacy, and unlimited potential for your unique lifestyle needs. Equipped with a private well, this home ensures a reliable water source and low utility costs. With low property taxes, it offers significant annual savings, further enhancing its value.



Features

EXTERIOR DETAILS

- Custom built executive bungalow (2010).
- Design inspired by the timelessness of Old Quebec architecture.
- Professionally landscaped with one million pounds of armour stone used for terracing and garden features.
- Beautiful self-sustaining, low-maintenance gardens.

THE CONSTRUCTION:

- ICF Construction - insulated, durable, energy-efficient.
- 6-foot thermal mass under the lower level floor for heat regulation, with a 7-foot basement below grade filled with 1/4-inch stone to enhance thermal mass.
- Exterior wall bearing; no interior bearing walls, allowing any interior wall to be relocated or removed since the trusses are full-span.

UTILITY ROOM

- 200-amp electrical panel
- HVAC + HRV system for improved air quality
- Complete water system with softener and purification
- 20 kW natural gas standby power generator

OVERSIZED GARAGE

- 3 car garage with oversized dimensions and additional workshop space.
- Rough-in for an electric vehicle.
- Private stairwell from garage to the basement.

THE MUSKOKA ROOM AND BACKYARD

- Pine walls with baseboard heating for multi-season enjoyment.
- 3 sliding patio doors exiting onto large deck.
- 14 ft x 20 ft deck with sienna brown finish.

INTERIOR DETAILS:

- 10 ft ceilings with 8 ft doors (main floor); 9 ft ceilings (lower level).
- 3 gas fireplaces (kitchen/family room, living room and rec room).
- Lower level laundry with spacious hobby room.

CUSTOM MILLWORK

- Maple hardwood floors and stairs - crafted from trees milled on the property.
- Solid maple hardwood coffered ceilings.
- Heavy crown molding.
- Custom Dining Room Ceiling - solid cherry curved ceiling crafted from a cherry tree on the property.
- A custom-built wall unit by Waldorf Astoria Cabinet Maker, which can be removed to reveal a double closet.

KITCHEN:

- Open-concept kitchen featuring custom cabinetry by Chervin, quartz countertops, a convenient pantry, and an abundance of natural light from plentiful windows.

PRIMARY BEDROOM:

- Main level, large windows, a walk-in closet with a convenient laundry chute.

PRIMARY BATHROOM:

- French doors, travertine stone floors, a clawfoot tub, an oversized glassless walk-in tiled shower, a water closet with a bidet, and both a linen closet and a vanity closet.

LOWER LEVEL

- Fully finished walk-out basement with spacious living area, 2nd primary suite with ensuite, 2 additional bedrooms and shared bathroom, kitchenette, laundry and storage space.



Schedule a private showing today to fully appreciate all that this remarkable home has to offer!



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