



Royal LePage Wolle Realty
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Welcome to a truly special offering in the heart of Heidelberg—where timeless character, rich history, and PEACEFUL COUNTRYSIDE LIVING come together just minutes from the city. 64 Hilltop Court is a rare, custom-built, one-owner residence that has been PROUDLY MAINTAINED OVER THE YEARS, showcasing enduring craftsmanship, solid construction, and a layout designed for real family living. Set on an expansive 0.448-acre lot, THIS IMPRESSIVE SIDE-SPLIT HOME OFFERS AN ABUNDANCE OF SPACE ACROSS FOUR FINISHED LEVELS plus a dedicated basement workshop, creating endless possibilities for growing families, multi-generational living, or those seeking room to work, create, and entertain. Inside, the home unfolds with a FUNCTIONAL AND INVITING LAYOUT featuring 3 spacious bedrooms, an upper-level office or sewing room, 2 full bathrooms, and 2 additional powder rooms. Formal LIVING AND DINING AREAS PROVIDE THE PERFECT SETTING FOR HOSTING, while the warm and welcoming family room—complete with a cozy gas fireplace—invites you to relax and unwind. SLIDING DOORS LEAD TO A LARGE REAR DECK OVERLOOKING THE DEEP, PRIVATE BACKYARD—an ideal backdrop for summer gatherings or quiet evenings surrounded by nature. The LOWER LEVELS FURTHER ENHANCE THE HOME'S VERSATILITY WITH A FINISHED RECREATION ROOM, a convenient walk-up to the backyard, a cold room, and a dedicated workshop space—perfect for hobbyists or additional storage. While the home reflects a more traditional style, it presents A UNIQUE OPPORTUNITY TO MODERNIZE AND CUSTOMIZE TO YOUR OWN VISION, all while benefiting from the exceptional bones and generous proportions that are increasingly hard to find. Additional highlights include an extra-deep double car garage, parking for 4+ vehicles, municipal water, and an eco-conscious rainwater collection system. LOCATED IN THE CHARMING COMMUNITY OF HEIDELBERG—known for its strong sense of heritage and small-town appeal—you are just moments from local favourites such as St. Jacobs Farmers' Market, Stemmler Meats & Cheese, and The Olde Heidelberg Restaurant Tavern & Motel, all while being only a short drive to Waterloo and its full range of amenities. A home filled with history, space, and opportunity—64 Hilltop Court is a rare chance to plant roots in one of the region's most sought-after communities.

A Top Tier Sales Team



#1 Top Producing Sales Representative

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THE RIZ TEAM
• REAL ESTATE PROFESSIONALS •

Welcomes you to
64 HILLTOP COURT
HEIDELBERG, ONTARIO N0B 2M1

3 Bedroom | 2+2 Bathrooms | 2,602 SqFt + 770 SqFt = 3,372 SqFt
Built in 1989 | \$6,621/2025
Lot Size - 85.43 ft x 212.75 ft (0.448 acres)

www.64hilltop.ca

519.716.7253 | riz@therizteam.com | www.therizteam.com

Not intended to solicit Sellers or Buyers currently under contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being correct. Conditions, offer, withdrawal or other changes without notice and same should not be relied upon without independent verification.



SCHOOLS

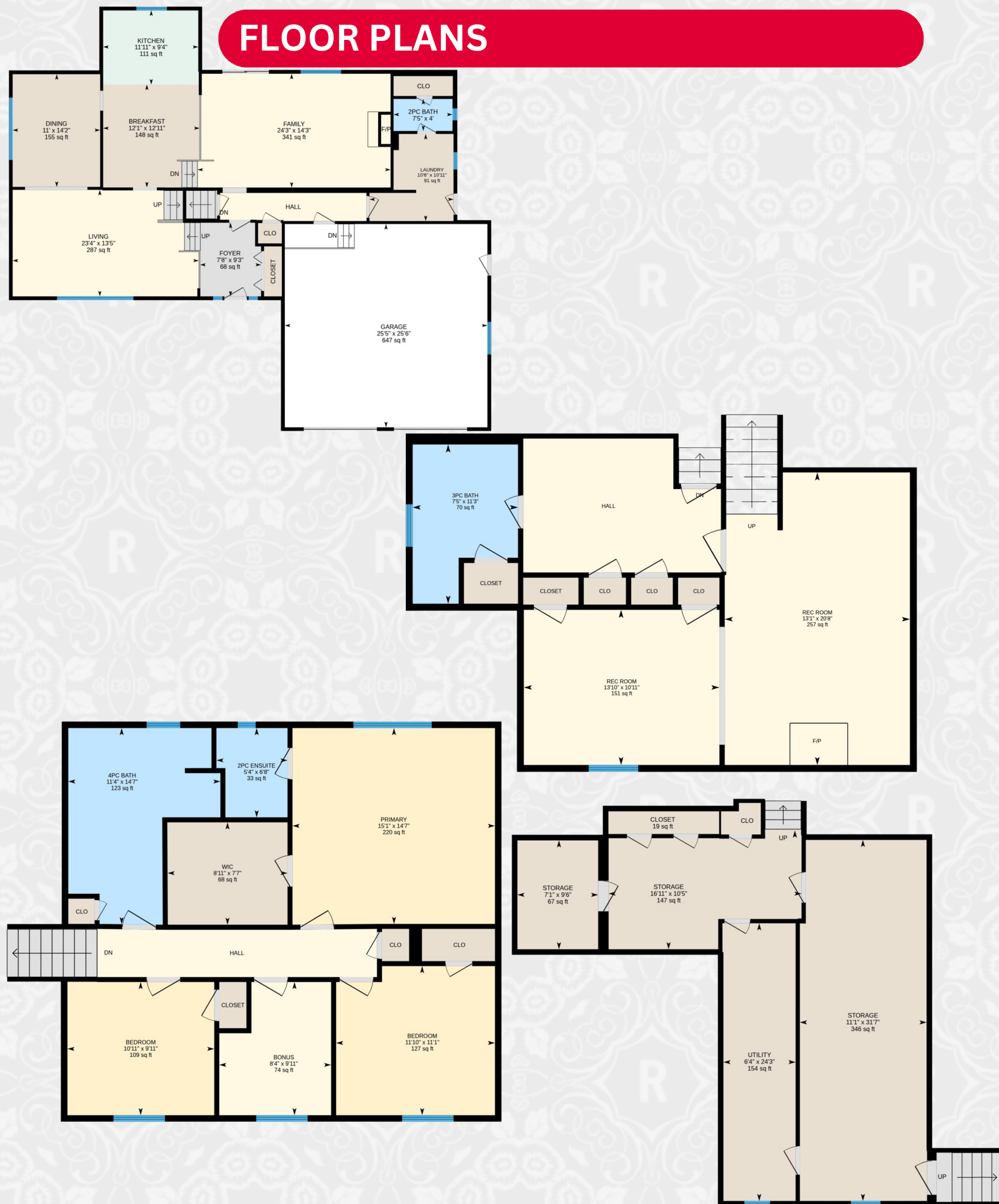
Waterloo Region District School Board

JK-8	St Jacob's Public School	BUSED
9-12	Elmira District Secondary School	BUSED

Waterloo Catholic District School Board

JK-8	St. Clement Catholic Elementary School	BUSED
9-12	St. David's High School	BUSED

FLOOR PLANS



IMPRESSIVE FEATURES

- Sidesplit style home
- 3 bedrooms + Office/sewing room upstairs
- 2 + 2 bathrooms
- Custom solid built, one owner home
- Spacious layout
- Upper formal living room
- Formal dining room
- Main floor family room w/ gas fireplace
- Sliding door to large rear deck
- Finished lower rec room
- Full bathroom on lower level
- Cold room
- Basement workshop
- Basement Walk-up door to backyard
- Lot dimensions 85 ft front x 212 ft deep 101.86 across the back lot line (.448 acre)
- Double garage, extra deep
- Driveway parking for 4 cars
- Heat: forced air gas furnace
- Water: Municipal + Eco friendly rain water collection system
- Sewer: Septic
- Charming community of Heidelberg, just 10 minutes from Waterloo
- Known for its Mennonite heritage, proximity to St. Jacobs, and The Olde Heidelberg Restaurant, it offers a quiet, rural atmosphere near Waterloo