



Royal LePage Wolle Realty
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Welcome to 805 Munich Circle, an exceptional executive residence nestled within the prestigious enclave of Rosewood Estates, one of Waterloo's most distinguished and sought-after communities. Perfectly positioned on a beautifully landscaped 0.16-acre lot at the end of one of Clair Hills' most desirable cul-de-sac locations, this remarkable Laurelview Homes-built residence offers over 3,900 square feet of exquisitely finished living space designed for those who appreciate quality craftsmanship, timeless elegance, and a lifestyle immersed in nature. Surrounded by stately homes, mature landscapes, and an extensive network of scenic walking and cycling trails, Rosewood Estates has long been regarded as one of Waterloo's hidden gems. Here, residents enjoy the rare combination of peaceful natural surroundings and exceptional convenience, all within minutes of top-rated schools, parks, shopping, universities, and everyday amenities. As you arrive, the impressive curb appeal immediately captures your attention. Step inside and discover a soaring two-storey foyer that creates a breathtaking first impression, welcoming you into a home where sophistication and comfort blend seamlessly. Elegant sightlines, graceful architectural details, and thoughtfully designed living spaces create an atmosphere that is both grand and inviting. The formal living and dining rooms are framed by beautiful arched entryways and provide the perfect setting for entertaining guests, celebrating special occasions, or enjoying quiet evenings with family. Large windows allow natural light to pour throughout the home, creating warm and inviting spaces that feel connected to the beautiful surroundings outside. At the heart of the home lies a beautifully appointed kitchen designed for both functionality and gathering. Featuring timeless white shaker cabinetry, granite countertops, mosaic tile backsplash, crown moulding, valance lighting, gas stove, recessed lighting, pantry, and an expansive peninsula island overlooking the dinette and family room, this space effortlessly brings family and friends together. Whether preparing everyday meals or hosting larger gatherings, the kitchen serves as the true centrepiece of the home. The adjoining family room offers a welcoming retreat, highlighted by a gas fireplace, custom wall-mounted television feature, and an expansive wall of windows that frame picturesque views of the private backyard. California shutters add both elegance and privacy throughout the main level, while direct access to the outdoor living spaces creates a seamless transition between indoor and outdoor entertaining. Step outside and experience your own private backyard sanctuary. A spacious deck and gazebo provide the perfect setting for outdoor dining and summer gatherings, while the professionally landscaped grounds and interlock patio create multiple areas to relax and unwind. Surrounded by mature greenery and nature-inspired vistas, this tranquil setting offers a rare sense of peace and privacy that is increasingly difficult to find. A stunning curved hardwood staircase with wrought iron spindles leads to the upper level. The spacious primary retreat serves as a private haven, complete with a walk-in closet and beautifully appointed 4pc ensuite featuring a relaxing soaker tub, granite vanity, and separate shower. Three additional generously sized bedrooms provide comfortable accommodations for growing families, guests, or flexible work-from-home arrangements. The professionally finished lower level expands the home's living space even further, offering endless possibilities for recreation and entertainment. Designed with family enjoyment in mind, this level features a spacious media and games room, an additional recreation area ideal for gatherings, a full three-piece bathroom, and a versatile hobby room or home office complete with a large walk-in closet. Whether envisioned as a home theatre, fitness area, guest suite, or multi-generational living space, this level adapts effortlessly to your lifestyle. Completing the main level is a convenient laundry room, powder room, and direct access to the double-car garage, ensuring everyday functionality matches the home's exceptional design. What truly distinguishes this property is its unparalleled location within Clair Hills. Rosewood Estates is renowned for its quiet streets, executive homes, and direct access to some of Waterloo Region's most spectacular natural amenities. Residents enjoy immediate proximity to miles of protected forests, conservation lands, ponds, and trail systems that connect throughout the community. Nature enthusiasts, cyclists, runners, and families alike are drawn to the area's unmatched outdoor lifestyle while remaining moments from The Boardwalk shopping district, universities, recreational facilities, and major commuter routes. 805 Munich Circle is more than a home—it is a destination where luxury, nature, community, and family living converge. A rare opportunity to own within one of Waterloo's most coveted neighbourhoods, this extraordinary residence offers a lifestyle that few properties can match and one that your family will cherish for years to come.

A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025

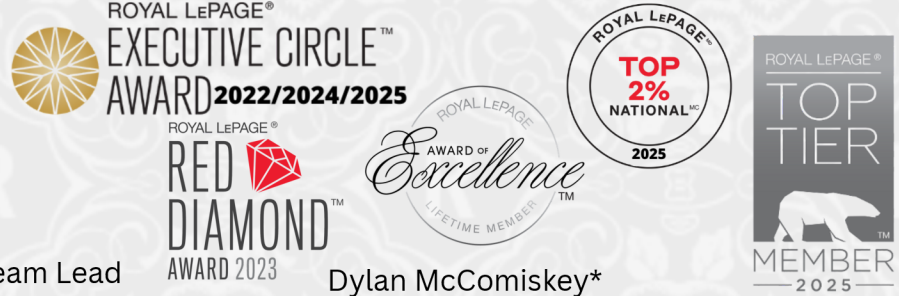
#1 Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015

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THE RIZ TEAM
• REAL ESTATE PROFESSIONALS •

Welcomes you to
805 MUNICH CIRCLE

WATERLOO, ONTARIO, N2V 2N5

4 Bedroom | 3.5 Bathroom | 2760 sqft + 1168 sqft = 3,928 sqft

Built in 2003 | Taxes \$7,433.43/2026

Lot Size: 92.42 ft x 118.19 ft (0.16 acres)

www.805munichcircle.ca



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Not intended to solicit Sellers or Buyers currently under written 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 subject to errors, omissions, conditions of sale, withdrawal or other changes without notice and same should not be relied upon without independent verification.



IMPRESSIVE FEATURES

- Covered Entrance Porch
- 2 storey entrance foyer open to above
- Custom Crafted arched wrought iron railed hardwood staircase
- Premium Vinyl Planked Flooring on main level
- Formal Living Room & Dining Room flanked by custom archways
- Bullnose Trim
- California Shutters
- White Shaker Styled Cabinetry with undermount valence
- Island Peninsula overlooking dinette & family room
- Granite Countertops
- Premium mosaic tile backsplash & crown moulding
- Recessed Pot Lighting
- Pantry Cupboard
- Breakfast Dinette Area
- Sliders to backyard deck & gazebo
- Interlocked stone patio
- Outdoor shed
- Main floor family room with wall of windows & gas fireplace w/mantle
- Mounted TV in Family Room
- Overhead Pot Lighting & California Shutters
- Main floor laundry room & 2pc bathroom
- Interior access to 2 car garage
- Laminate flooring on upper level except 2 bedrooms
- Ceiling Fans in all bedrooms
- Primary bedroom with walk-in closet and 4pc ensuite bathroom with soaker tub & shower
- Granite Vanity in Primary Ensuite & Main Family 5pc Bathroom
- Professionally finished lower level with Media/Entertainment area
- Electric Fireplace on Wall
- Recessed Pot Lighting
- Games area, storage & utility area
- Additional Room for Hobby/Office with large walk-in closet/storage area
- 3pc bathroom on lower level with shower
- Concrete Double Driveway
- Furnace & AC replaced 2021
- Roof replaced 2021
- Windows Original
- Water Softener & Garage Door Openers
- Updated lighting fixtures
- Hot Water Heater Rental (\$46/month)
- Gazebo & Patio Furniture
- Upgraded insulation in Attic and basement.
- Apple tree in the backyard
- Landscaping in front lawn with 5 big stone with statues



Laurelwood

Nestled within the prestigious Rosewood Estates enclave of Clair Hills, this sought-after Waterloo community offers the perfect blend of luxury living and natural beauty. Surrounded by scenic walking and biking trails, protected greenspace, and tranquil woodlands, residents enjoy an active outdoor lifestyle while remaining just minutes from everyday conveniences. Families are drawn to the area for its highly regarded schools, nearby parks, recreation facilities, and easy access to shopping, dining, the YMCA, and the Boardwalk. With nature at your doorstep and every amenity within reach, Rosewood Estates represents one of Waterloo's most desirable places to call home.



Near By Amenities



SCHOOLS

Waterloo Region District School Board

JK-8 Vista Hills P.S. BUSED
 9-12 Laurel Heights S.S. NOT BUSED

Waterloo Catholic District School Board

JK-8 St. Nicholas Catholic School BUSED
 9-12 Resurrection Catholic S.S. BUSED



FLOOR PLANS



NEIGHBOURHOOD

Situated in the prestigious Rosewood Estates enclave of Clair Hills, 805 Munich Circle enjoys one of Waterloo's most sought-after family-oriented locations. This established neighbourhood is renowned for its beautiful executive homes, quiet crescents and cul-de-sac streets, and exceptional access to nature. Residents are surrounded by an extensive network of walking and biking trails, scenic woodlands, parks, and protected greenspaces that create a tranquil setting while remaining connected to everyday conveniences. Families are drawn to Clair Hills for its highly regarded schools, strong sense of community, and abundance of recreational opportunities. Just minutes away, The Boardwalk offers a premier shopping and entertainment destination featuring restaurants, cafés, retail stores, medical services, the YMCA, Landmark Cinemas, and everyday amenities. Nearby Costco, grocery stores, golf courses, Laurel Creek Conservation Area, and the University of Waterloo further enhance the area's appeal. Combining natural beauty with urban convenience, Rosewood Estates offers an exceptional lifestyle in one of Waterloo's most desirable communities.

