



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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54 PETER Street
Kitchener, ON N2G 3J8

Single Family/Freehold/Sale

Price: \$269,900
Sold Price: \$260,000



MLS®#: 30501916 Status: **Sold Closed**
Region: Waterloo DOM: 24
Municipality: 3 - Kitchener West
Neighbourhood: 311 - Downtown/Rockway/S. Ward
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: Basement: Yes
Legal Desc: PT LT 208 SUBDIV OF LT 17 GERMAN COMPANY TRACT KITCHENER AS IN 207799 S/T & T/W 207799 KITCHENER
Sq.Ft/Source: 1,389/Other Tot Bdrms: 3 (3+0)
Sq Ft Range: 1001 to 1500 Bathrooms: 0.0
Acres/Range: < 0.5 Lot Front: 32.00 Feet
Taxes/Year: \$2,467/2015 Lot Depth:
Irregularities: Lot Shape: Irregular
Heat: Gas, Other/Forced Air, Other
Water: Municipal/Shared Well Sewer: Sewer (Municipal)
Brokerage: RE/MAX TWIN CITY REALTY INC., BROKERAGE
CrossSt/Dir: CHURCH

Property Details

Exterior:	Brick, Other	Heat Source:	Gas, Other	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air, Other	Air Condition:	Yes
Foundation:	Other	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Shared Well	Pool:	None
Laundry Access:		UFFI:	Removed	Retire Comm:	
#/Type of Garage:	1.0/Detached	Total Parking Spaces:	1	VisitAble:	
#/Driveway/Type:	0.0/Mutual/Shared/Other	Assigned Spaces:	1	Addl Month Fees:	
Parking:	Other	Soil Type:	Other	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	
Remarks	3 BEDROOM HOME WITH GARAGE. FORMAL DINING ROOM.				

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	30120400201150000000	Assessment:	\$208,250/2015	Survey:	None
Pin#:	225000091	Taxes:	\$2,467/2015	Private Entrance:	
Legal Desc:	PT LT 208 SUBDIV OF LT 17 GERMAN COMPANY TRACT KITCHENER AS IN 207799 S/T & T/W 207799 KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	11' 2" X 12' 6"		Dining Room	M	12' 9" X 11' "	
Eat in Kitchen	M	10' 10" X 14' 9"		Bedroom	2	11' 8" X 10' 6"	
Bedroom	2	11' 11" X 12' "		Bedroom	2	9' 3" X 10' 7"	
Other	2	8' 7" X 13' 3"		Office	2	6' 1" X 10' 7"	
Recreation Room	B	24' " X 10' 6"		Workshop	B	10' 6" X 8' 11"	
Laundry Room	B	10' 5" X 14' 9"					

Listing Information

Commence Date:	10/17/2015	Deposit:	2500	Buy Option:	CDOM:	24
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$269,900	SP\$/SQFT:	\$187.19	LP\$/SQFT:	\$194.31	DOM:	24
Sold Price:	\$260,000	Close Date:	01/12/2016	SP/LP:	96.33%		

Prepared By: SATOMI FUMITSUKI, Salesperson
SMART FROM HOME REALTY LIMITED

Client Full One Page Report

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