



**SATOMI FUMITSUKI**  
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 SMART FROM HOME REALTY LIMITED



400 WILSON Avenue #60 RES/Condominium/Sale  
 Kitchener, ON N2C 2S1

Price: \$234,900  
 Sold Price: \$232,000



MLS®#: 30504842 Status: **Sold Closed**  
 Region: Waterloo DOM: 25  
 Municipality: 3 - Kitchener West  
 Neighbourhood: 327 - Fairview/Kingsdale  
 Bldg Type/Style: Townhouse/2 Storey  
 Age/Yr Built: 6-15 Years Basement: Yes  
 Legal Desc: UNIT 60 LEVEL 1 WSCP NO 356 AND ITS APPURTENANT  
 Sq.Ft/Source: 1,300/Other Tot Bdrms: 3 (3+0)  
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.2  
 Acres/Range: < 0.5 Lot Front:  
 Taxes/Year: Lot Depth:  
 Irregularities: Lot Shape: Rectangular  
 Heat: Gas/Forced Air Sewer: Sewer (Municipal)  
 Water: Municipal/Unknown  
 Brokerage: PEAK REALTY LTD.  
 CrossSt/Dir: FAIRWAY

**Property Details**

Exterior:	Aluminum Siding, Brick	Heat Source:	Gas	Air Cond Type:	None
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air	Air Condition:	No
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	No
#/Type of Garage:	1.0/Attached	Total Parking Spaces: 3		VisitAble:	
#/Driveway/Type:	2.0/Private Single Wide/Asphalt	Assigned Spaces: 1		Add Month Fees:	\$185
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	Yes

Remarks  
 Three bedroom, 3 bath townhouse near shopping, expressway and transit. Open concept main floor. Large master with his/her closets. Finished basement with media room and 2pc washroom. Sliders out to deck and playground. Single car garage. Low condo fee \$185. covering all outside maintenance and exterior building. All appliances

**Property Features**

Features/Amenities: Auto Garage Door Remote(s) /

**Tax and Financial Information**

Roll#:	3012040026108600000	Assessment:	\$205,250/2015	Survey:	Unknown
Pin#:	233560960	Taxes:		Private Entrance:	
Legal Desc:	UNIT 60 LEVEL 1 WSCP NO 356 AND ITS APPURTENANT			HST Applicable:	No
Location:	Urban	Fronting On:			

**Condominium Information**

Property Management Contact:	SANDERSON MGMT/MI CHELLE/(519) 742-3200	Status Certificate:		Locker:	None
Corp.#:	356	Balcony:	None	Locker #:	0
Condo Fee:	\$185.00	Exposure:	South West	Number Shares (Timeshare):	
Included in Fees:	Exterior Maintenance			Pets Permitted:	Yes
Condo Fee Rmks:					
Condo Amenities:	BBQs Permitted, Visitor Parking				

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	8' 10" X 5' 0"		Living Room	M	12' 0" X 17' 2"	
Dinette	M			Bathroom	M		2-Piece
Master Bedroom	2	13' 6" X 17' 6"		Bedroom	2	8' 0" X 12' 6"	
Bedroom	2	9' 0" X 10' 2"		Bathroom	2		4-Piece
Family Room	B	10' 0" X 12' 0"		Bathroom	B		2-Piece

**Listing Information**

Commence Date:	12/17/2015	Deposit:	3000	Buy Option:	CDOM:	25
Sign:	No	Lockbox:	Yes	Possess. Dt:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	
References:		Application Required:		Employment Letter:	Possession:	Immediate

**Sold Information**

Original List Price:	\$234,900	SP\$/SQFT:	\$178.46	LP\$/SQFT:	\$180.69	DOM:	25
Sold Price:	\$232,000	Close Date:	02/29/2016	SP/LP:	98.77%		

