



**SATOMI FUMITSUKI**  
Salesperson  
SMART FROM HOME REALTY LIMITED



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187 Pineland Court  
Waterloo, ON N2T 2T2

Single Family/Freehold/Sale

Price: \$519,900  
Sold Price: \$680,000



MLS®#: 30566709 Status: **Sold Closed**  
Region: Waterloo DOM: 7  
Municipality: 4 - Waterloo West  
Neighbourhood: 441 - Erbsville/Laurelwood  
Bldg Type/Style: Detached/2 Storey  
Age/Yr Built: 6-15 Years Basement: Yes  
Legal Desc: Pt Blk 5 Pl 1809 City of Waterloo Pts 40 & 95 on 58R-10982; S/T Right in 1436520, 1509306; S/T 1250755; Waterloo  
Sq.Ft/Source: 1,641/Public Records Tot Bdrms: 3 (3+0)  
Sq Ft Range: 1501 to 2000 Bathrooms: 2.1  
Acres/Range: < 0.5 Lot Front: 51.08 Feet  
Taxes/Year: \$3,794/2017 Lot Depth: 144.71 Feet  
Irregularities: Lot Shape: Irregular  
Heat: Gas/Forced Air  
Water: Municipal/Lake/River Sewer: Sewer (Municipal)  
Brokerage: ROYAL LEPAGE-SCHARF REALTY  
Directions: Fischer-Hallman north, left on Laurelwood Drive, around traffic circle and left on Beaver Creek Rd, left on Pineland Court - Cross Street: Beaver Creek

**Property Details**

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/2015	Water:	Municipal	Waterfront:	None
Water Meter:	Yes	Wtr Sup Type:	Lake/River	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	No
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	3	VisitAble:	No
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	No
Recreational Use:		Elevator YN:	No	Soil Type:	Clay

**Remarks**

Very desirable Laurelwood family neighbourhood and home - the wait is over! Walking distance to highly recognized schools. Updated and shows impeccably, open-concept layout creates inviting atmosphere for family or entertaining friends. Kitchen has stainless steel appliances, large and convenient 5' x 3' breakfast island, ceramics. Beautiful maple hardwood in great room, large bright windows. French door from dinette to 16' x 12' deck with pergola, gas line for BBQ and large fenced oversized yard. Main floor carpet free, upper floor has newer underpad and plush carpeting in 2012. 2nd floor bath renovated in 2012 including ceramic flooring in laundry room. Large, bright and fully finished rec room for additional family enjoyment. There is also a convenient 3 pc bath with tub on this lower level. Garage door and exterior lights have been upgraded in 2016. Security monitoring \$35.24/month ADT. Come view and make this your new home in the heart of Laurelwood, and yet close to nature of Laurel Creek Conservation Area!

**Property Features**

Features/Amenities: Alarm System, Auto Garage Door Remote(s), Security System, Sump Pump, Water Softener / Area Features: Cul de Sac/Dead End, Greenbelt/Conservation, Level, Library, Place of Worship, Public Transit, Quiet Area, Rec./Commun.Centre, Schools  
Other Structures: Fence - Full  
Inclusions: Whirlpool (black and stainless steel) stove, Whirlpool Gold (stainless steel) fridge, Whirlpool (stainless steel) built-in dishwasher  
Exclusions: Clock on main floor, 2 island stools (sold), Maytag washer & dryer (sold)  
Elem Schools: Laurelwood JK-8 St. Nicholas Sec Schools: Sir John A MacDonald 9-12 Resurrection 9-12 (transport)

**Tax and Financial Information**

Roll#:	30116104355650000	Assessment:	\$339,750/2017	Survey:	Yes 2001
Pin#:	226810710	Taxes:	\$3,794/2017	Private Entrance:	
Legal Desc:	Pt Blk 5 Pl 1809 City of Waterloo Pts 40 & 95 on 58R-10982; S/T Right in 1436520, 1509306; S/T 1250755; Waterloo				
Location:	Urban	Fronting On:		HST Applicable:	No

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Foyer	M	15' 0" X 5' 3"	Tile Floors	Kitchen	M	13' 7" X 11' 0"	Tile Floors
Dinette	M	11' 1" X 9' 8"	French doors, Tile	Great Room	M	20' 6" X 11' 11"	Hardwood floor
Bathroom	M		2-Piece, Tile Floor	Laundry Room	2	7' 0" X 5' 5"	Tile Floors
Master Bedroom	2	21' 4" X 14' 4"	Broadloom, Cathe	Bedroom	2	12' 0" X 10' 5"	Broadloom
Bedroom	2	11' 4" X 10' 5"	Broadloom	Bathroom	2	10' 0" X 5' 3"	4-Piece, Tile Flo

Foyer	B	24' 3" X 6' 5"	Broadloom	Bathroom	B	3-Piece
Recreation Room	B	20' 0" X 13' 1"	Broadloom	Utility	B	
Cold Room	B					

Listing Information

Commence Date:	04/12/2017	Deposit:	5000	Buy Option:	CDOM:	7
Sign:	Yes	Lockbox:	Yes	Possession:	05/26/17 SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$519,900	SP\$/SQFT:	\$414.38	LP\$/SQFT:	\$316.82	DOM:	7
Sold Price:	\$680,000	Close Date:	05/26/2017	SP/LP:	130.79%		

Prepared By: SATOMI FUMITSUKI, Salesperson      Client Full One Page Report      Date Printed: 06/27/2017  
 SMART FROM HOME REALTY LIMITED