



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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36 OUTLOOK Terrace
Kitchener, ON N2R 0K5

Single Family/Freehold/Sale

Price: \$419,900
Sold Price: \$485,000



MLS®#: 30567910 Status: **Sold Closed**
Region: Waterloo DOM: 14
Municipality: 3 - Kitchener West
Neighbourhood: 334 - Huron Park
Bldg Type/Style: Townhouse/3 Storey
Age/Yr Built: 0-5 Years/2016 Basement: No
Legal Desc: LOT 431, PLAN 58M579 SUBJECT TO AN
EASEMENT FOR ENTRY AS IN WR863365 SUBJECT
TO AN EASEMENT FOR ENTRY AS IN WR939510
CITY OF KITCHENER
Sq.Ft/Source: 1,840/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 2.1
Acres/Range: < 0.5 Lot Front: 19.85 Feet
Taxes/Year: \$3,484/2017 Lot Depth: 82.84 Feet
Irregularities: 82.99ft. X 19.89ft. Lot Shape: Rectangular
Heat: Gas/Forced Air Sewer: Sewer
Water: Municipal/ (Municipal)
Brokerage: SMART FROM HOME REALTY LIMITED
Directions: HURON/LUDOLPH

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	None/Unfinished	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	2	VisitAble:	
#/Driveway/Type:	1.0/Private Single Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

Lovely Cozy Only 1 year old NEW Mattamy Free Hold Town Home is ready for you to move in. This 3 story Rear Lane home is located in desirable, family friendly Huron Mattamy Community! Featuring with 3 bedrooms, 2.5 bathrooms, Oak hardwood in the Living room, Stairs and Railing. Large open concept Kitchen with Granite counter top. Island featuring a breakfast bar in the Kitchen; Super sized balcony and huge Living room Master bedroom with En-Suite and Walk-in Closet. Home Studio and laundry room in the main level. All new stainless appliances, fridge, stove, dish washer, Samsung washer & dryer. Double garage and drive way; key pad on both garage door and garage entrance to the main level. Huge community lawn in the front yard makes you totally relaxed. Minutes to all the amenities, Highway 8, community centre, GoodLife fitness, Sobeys, McDonald etc.

Property Features

Features/Amenities:

Area Features: Greenbelt/Conservation, Park, Quiet Area, Schools
Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Water Softener, Central Air Condition.
Exclusions: None

Tax and Financial Information

Roll#:	060011199450000	Assessment:	\$337,000/2016	Survey:	Yes 2016
Pin#:	227280889	Taxes:	\$3,484/2017	Private Entrance:	
Legal Desc:	LOT 431, PLAN 58M579 SUBJECT TO AN EASEMENT FOR ENTRY AS IN WR863365 SUBJECT TO AN EASEMENT FOR ENTRY AS IN WR939510 CITY OF KITCHENER				
Location:	Urban	Fronting On:	South	HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Den	M	10' 6" X 14' 0"		Foyer	M		
Laundry Room	M			Living Room	2	19' 0" X 13' 9"	
Kitchen	2	9' 6" X 11' 8"		Breakfast	2	9' 6" X 14' 8"	
Bathroom	2		2-Piece	Master Bedroom	3	14' 4" X 15' 0"	Walk-in Closet
Ensuite	3		4-Piece	Bedroom	3	8' 5" X 10' 4"	
Bedroom	3	8' 0" X 12' 0"		Bathroom	3		4-Piece

Listing Information

Commence Date:	04/18/2017	Deposit:	10000	Buy Option:	CDOM:	14
Sign:	Yes	Lockbox:	Yes	Possession:	05/01/17 SPIS:	Yes/No

Sold Information

Original List Price:	\$419,900	SP\$/SQFT:	\$263.59	LP\$/SQFT:	\$228.21	DOM:	14
Sold Price:	\$485,000	Close Date:	05/23/2017	SP/LP:	115.50%		

