



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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[42 Green Valley Drive](#)
[#74](#)

Kitchener, ON N2P 2J7

Single Family/Condominium/Sale

Price: \$299,900

Sold Price: \$350,000



MLS®#: 30562695 Status: **Sold Closed**
Region: Waterloo DOM: 2
Municipality: 3 - Kitchener West
Neighbourhood: 335 - Pioneer Park/Doon/Wyldwoods
Bldg Type/Style: Townhouse/2 Storey
Age/Yr Built: 16-30 Years/1998 Basement: Yes
Legal Desc: WATERLOO NORTH CONDO PLAN 293 LEVEL 1 UNIT 2
Sq.Ft/Source: 1,310/Public Records Tot Bdrms: 3 (2+0)
Sq Ft Range: 1001 to 1500 Bathrooms: 2.1
Acres/Range: .000 / < 0.5 Lot Front:
Taxes/Year: \$2,677/2017 Lot Depth:
Irregularities: Lot Shape:
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: SMART FROM HOME REALTY LIMITED
Directions: Pioneer / Homer Watson - Cross Street:
Pioneer / Homer Wats

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished/Walk-Out	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	1 Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	None
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Other	Total Parking Spaces:	2	VisitAble:	
#/Driveway/Type:	1.0/Private Single Wide/Asphalt	Assigned Spaces:	1	Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	Yes

Remarks

Amazing 3 bedroom & 3 bathrooms, Carpet FREE, finished walk-out basement, multi-level town house located minutes to 401 entrance / exist. Brand NEW Kitchener counter top, En-Suite vanity counter top. Fresh painting through whole house. New roof and garage door. Walking distance to all the amenities including Pioneer Plaza, Zehrs Markets, Upper Canada Park, Pioneer Park Community Centre, Library, Waterloo Region Museum. Minutes to Activa Sportplex, Soccer field . Perfect for a first home buyer, a family new starter or investor.

Property Features

Features/Amenities: Auto Garage Door Remote(s), Carpet Free, Central Vacuum Roughed-in /
Area Features: Arts Centre, Golf, Library, Major Highway, Park, Public Transit, Quiet Area, Rec./Commun.Centre, Schools, Skiing
Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Water Softener, Central Air Condition.
Exclusions: None
Elem Schools: Sec Schools: Huron Heights S.P.

Tax and Financial Information

Roll#:	301204004010574	Assessment:	\$242,000/2016	Survey:	
Pin#:	42GREEN	Taxes:	\$2,677/2017	Private Entrance:	
	VALLEYDR74030335				
Legal Desc:	WATERLOO NORTH CONDO PLAN 293 LEVEL 1 UNIT 2				
Location:	Rural	Fronting On:		HST Applicable:	Included

Condominium Information

Property Management Contact:	Freure Property Management/Nancy Rudow/(519) 578-7770				
Corp.#:	293	Status Certificate:	Locker:	None	
Condo Fee:	\$136.00	Balcony:	Enclosed	Locker #:	
Included in Fees:	Other (see Remarks)	Exposure:	South	Number Shares (Timeshare):	
Condo Fee Rmks:	Grass cutting and snow removal			Pets Permitted:	Yes
Condo Amenities:	Visitor Parking				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Bathroom	M		2-Piece	Foyer	M	6' 0" X 5' 10"	Hardwood floor
Kitchen	2	10' 6" X 8' 3"	Hardwood floor	Living Room/Dining Room	2	16' 5" X 10' 9"	Hardwood floor
Bathroom	3		4-Piece	Bedroom	3	15' 3" X 7' 11"	Hardwood floor
Bedroom	3	13' 3" X 7' 11"	Hardwood floor	Recreation Room	B	16' 0" X 11' 10"	Finished, Firepl
Laundry Room	B		Finished, Hardwo	Ensuite	O		4-Piece

Master Bedroom O 16' 9" X 14' 11"

Listing Information

Commence Date:	03/21/2017	Deposit:	5000	Buy Option:	CDOM:	2
Sign:	Yes	Lockbox:	Yes	Possession:	04/10/17 SPIS:	No/No

Sold Information

Original List Price:	\$299,900	SP\$/SQFT:	\$267.18	LP\$/SQFT:	\$228.93	DOM:	2
Sold Price:	\$350,000	Close Date:	04/28/2017	SP/LP:	116.71%		

Prepared By: SATOMI FUMITSUKI, Salesperson
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Client Full One Page Report

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