



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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470 Trembling Aspen Avenue

Waterloo, ON N2V2T4

Single Family/Freehold/Sale

Price: \$499,900

Sold Price: \$631,100



MLS®#: 30565656 Status: **Sold Closed**
Region: Waterloo DOM: 6
Municipality: 4 - Waterloo West
Neighbourhood: 441 - Erbsville/Laurelwood
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years/2005 Basement: Yes
Legal Desc: LT 122 PL 58M-274
Sq.Ft/Source: 1,710/Public Records Tot Bdrms: 4 (4+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 3.1
Acres/Range: .000 / < 0.5 Lot Front: 30.00 Feet
Taxes/Year: \$3,680/2016 Lot Depth: 98.00 Feet
Irregularities: 30 X 98 Lot Shape: Rectangular
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: SMART FROM HOME REALTY LIMITED
Directions: WILD GINGER/BLUE BEECH - Cross Street: WILD GINGER/BLUE BEE

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:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	None
Water Meter:	Yes	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:	1	Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:	No	Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

Dream area Laurelwood!!! -Elegant and tastefully decorated cozy 4 bedrooms, 4 bathrooms, Finished Walk-Out Basement, Carpet Free family home located dream area. -Open concept in the main floor; master bedroom with En-suite; -Fresh painting through whole house, Big deck; Jacuzzi in the 2nd floor bathroom. -Walking distance to all the amenities - supermarket, bank, restaurant etc.; -Steps to Abraham Erb P.S. (Top 5 ranking in the area) and Sir. John A MacDonald S.S. (No.1 ranking in the area) by the Fraser Institute.

Property Features

Features/Amenities: Auto Garage Door Remote(s), Carpet Free, Water Softener /
Area Features: Campground, Greenbelt/Conservation, Library, Park, Rec./Commun.Centre, Schools
Other Structures: Fence - Full, Shed
Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Central Air Condition, Auto Garage Door Remote (s).
Elem Schools: Abraham Erb P.S. Sec Schools: Sir. John A MacDonald S.S.

Tax and Financial Information

Roll#:	301604000143323	Assessment:	\$361,000/2016	Survey:	Yes 2005
Pin#:	470TREMBLING ASPENAV040443	Taxes:	\$3,680/2016	Private Entrance:	
Legal Desc:	LT 122 PL 58M-274	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Great Room	M	19' 2" X 10' 0"		Kitchen	M	10' 8" X 9' 7"	
Dinette	M	10' 8" X 9' 0"		Bathroom	M		2-Piece
Master Bedroom	2	15' 4" X 12' 0"	Walk-in Closet	Bedroom	2	13' 9" X 10' 3"	
Bedroom	2	11' 0" X 9' 0"		Bedroom	2	10' 0" X 8' 5"	
Bathroom	2		4-Piece, Jetted Ba	Ensuite	2		3-Piece
Bathroom	B		3-Piece	Recreation Room	B		Finished
Laundry Room	B						

Listing Information

Commence Date:	04/04/2017	Deposit:	20000	Buy Option:	CDOM:	6
Sign:	Yes	Lockbox:	Yes	Possession:	05/15/17 SPIS:	Yes/No

Sold Information

Original List Price:	\$499,900	SP\$/SQFT:	\$369.06	LP\$/SQFT:	\$292.34	DOM:	6
Sold Price:	\$631,100	Close Date:	05/15/2017	SP/LP:	126.25%		

