



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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8 Harris Street #402
Cambridge, ON N1R 8R1

Single Family/Condominium/Sale

Price: \$239,900
Sold Price: \$260,000



MLS®#: 30571122 Status: **Sold Closed**
Region: Waterloo DOM: 9
Municipality: 12 - Galt East
Neighbourhood: 20 - City Core/Wellington
Bldg Type/Style: Apartment Unit/1 Storey/Apt
Age/Yr Built: 6-15 Years/2006 Basement: No
Legal Desc: WSCP 439 LVL 4, UNIT 2 LVL 1 UNIT 26 PRKG LVL A
Sq.Ft/Source: 818/Public Records Tot Bdrms: 2 (2+0)
Sq Ft Range: 501 to 1000 Bathrooms: 2.0
Acres/Range: .000 / < 0.5 Lot Front:
Taxes/Year: \$2,090/2016 Lot Depth:
Irregularities: Lot Shape:
Heat: Gas/Other Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: RED AND WHITE REALTY INC.
Directions: WELLINGTON - Cross Street: Wellington and Main

Property Details

Exterior:	Brick, Stone, Vinyl Siding	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	None	Heat Type:	Other	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:	No
#/Type of Garage:	/None	Total Parking Spaces:	1	VisitAble:	Yes
#/Driveway/Type:	1.0/Circular, Mutual/Shared, Surface/Open/Asphalt	Assigned Spaces:		Addl Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	
Recreational Use:		Elevator YN:	No	Soil Type:	

Remarks
UPSCALE 2 bdr. 2 bath. CONDO on Top Level with Balcony. Former MODEL SUITE! Overlooking Courtyard and Galt Downtown. Modern Open Concept Living/Dining Room. Master En-suite. Upgraded Kitchen and Bathrooms Cabinets. Tile Back Splash. Laminate and ceramics throughout. Granite Breakfast Bar and Stainless Steel Appliances. In-suite Landry. CONDO FEE INCLUDES HEAT, CENTRAL AIR, WATER, HOME FIRE INSURANCE. Secure Building with Elevator and Banquet Room on the main floor that contains a fully functioning Kitchen and Bathroom. Close to School of Architecture and Short Walk to Market, River and all Amenities. Enjoy Downtown Living with it's Beautiful Landscape!

Property Features

Features/Amenities: Carpet Free, Concierge/Security, Fire Alarm System, Intercom, Lockers, Party Room, Security System, Separate Hydro Meters /
Area Features: Arts Centre, Clear View, Level, Library, Park, Place of Worship, Public Transit, Rec./Commun.Centre, River/Stream, Schools
Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, MICROWAVE.
Exclusions: NONE

Tax and Financial Information

Roll#:	300604002802265	Assessment:	\$190,000/2016	Survey:	
Pin#:	234390074	Taxes:	\$2,090/2016	Private Entrance:	
Legal Desc:	WSCP 439 LVL 4, UNIT 2 LVL 1 UNIT 26 PRKG LVL A	Fronting On:		HST Applicable:	Included

Condominium Information

Property Management Contact:	MF Property Mgmt/ex. 439 Melissa Lattene/519-824-4208	Status Certificate:		Locker:	Exclusive
Corp.#:	WSCP 439	Balcony:	Open	Locker #:	111
Condo Fee:	\$430.00	Exposure:	North	Number Shares (Timeshare):	
Included in Fees:	Building Insurance, C.A.M., Central Air Conditioning, Common Elements, Exterior Maintenance, Heat, Natural Gas, Parking, Property Management Fees, Water, Other (see Remarks)				
Condo Fee Rmks:		Pets Permitted:		Restricted	
Condo Amenities:	BBOs Permitted, Exercise Room, Games Room, Party Room, Security System				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	15' 4" X 10' 0"	Walkout to Balcor	Kitchen	M	11' 5" X 8' 8"	
Master Bedroom	M	15' 0" X 9' 10"		Bedroom	M	14' 5" X 9' 10"	
Ensuite	M		4-Piece	Bathroom	M		4-Piece

Listing Information

Commence Date:	05/01/2017	Deposit:	4000	Buy Option:	CDOM:	9
Sign:	No	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$239,900	SP\$/SQFT:	\$317.85	LP\$/SQFT:	\$293.28	DOM:	9
Sold Price:	\$260,000	Close Date:	06/01/2017	SP/LP:	108.38%		

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

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