



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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10 PINE MARTIN Crescent Single Family/Freehold/Sale
Kitchener, ON N2E 3R5

Price: \$324,900
Sold Price: \$320,000



MLS®#: 30506022 Status: **Sold Closed**
Region: Waterloo DOM: 11
Municipality: 3 - Kitchener West
Neighbourhood: 333 - Laurentian Hills/Country Hills W
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 16-30 Years Basement: Yes
Legal Desc: PT BLK 7 PL 58M-15 BEING PART 38 ON 58R-10621
Sq.Ft/Source: 1,459/LBO provided Tot Bdrms: 3 (0+3)
Sq Ft Range: 1001 to 1500 Bathrooms: 1.1
Acres/Range: < 0.5 Lot Front: 33.06 Feet
Taxes/Year: \$3,021/2015 Lot Depth: 100.58 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: RE/MAX SOLI D GOLD REALTY (11) LTD.
CrossSt/Dir: WILDERNESS

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces: 3		VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces: 1		Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

Popular family oriented Laurentian West neighbourhood for this 3-bedroom open concept home close to schools and shopping! Hardwood throughout main floor with ceramic in foyer. Kitchen offers pantry cabinet, desk, built-in dishwasher, new backsplash and is open to the dinette with vaulted ceiling. Slider walkout from the dinette to a large sundeck and fully fenced yard. The spacious master bedroom is highlighted by a cathedral ceiling and offers a large walk-in closet. Double sinks in the 5-piece main bath with linen closet. The finished basement hosts a recroom, laundry/utility room and rough-in for a 2-piece powder room. Updates include powder room, roof and furnace 2012.

Property Features

Features/Amenities: Auto Garage Door Remote(s), Central Vacuum, Sump Pump, Water Softener /
Area Features: Public Transit, Rec./Commun.Centre, Schools
Inclusions: dishwasher, fridge, stove, washer, dryer
Exclusions: ALL CURTAINS, RODS AND HOOKS, BLINDS

Tax and Financial Information

Roll#:	301204000721347	Assessment:	\$265,000/2016	Survey:	None
Pin#:		Taxes:	\$3,021/2015	Private Entrance:	
Legal Desc:	PT BLK 7 PL 58M-15 BEING PART 38 ON 58R-10621	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Dinette	M	10' 6" X 11' 1"		Kitchen	M	7' 4" X 12' 7"	
Living Room	M	9' 4" X 13' 7"		Bathroom	M	5' 0" X 4' 11"	2-Piece
Recreation Room	B	14' 7" X 19' 9"		Master Bedroom	B2	17' 11" X 15' 1"	
Bedroom	B2	8' 11" X 11' 0"		Bedroom	B2	8' 8" X 12' 3"	
Bathroom	B2	9' 0" X 6' 0"	5+ Piece				

Listing Information

Commence Date:	01/11/2016	Deposit:	5000	Buy Option:	CDOM:	11
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$324,900	SP\$/SQFT:	\$219.33	LP\$/SQFT:	\$222.69	DOM:	11
Sold Price:	\$320,000	Close Date:	03/31/2016	SP/LP:	98.49%		

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

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