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913 Moore Street
Cambridge, ON N3H 3C2

Single Family/Freehold/Sale

Price: \$275,000
Sold Price: \$268,000



MLS®#: 30508629 Status: **Sold Closed**
Region: Waterloo DOM: 56
Municipality: 15 - Preston
Neighbourhood: 53 - Preston South
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 100+ Years Basement: Yes
Legal Desc: PT LT 12 PL 95 CAMBRIDGE AS IN 209884;
CAMBRIDGE TOGETHER WITH AN EASEMENT
OVER PART 1 PL 58R18532 AS IN WR874394
Sq.Ft./Source: 1,158/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1001 to 1500 Bathrooms: 1.0
Acres/Range: < 0.5 Lot Front: 33.00 Feet
Taxes/Year: \$2,469/2015 Lot Depth: 82.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air Sewer: Sewer
Water: Municipal/ (Municipal)

Brokerage: EATON REALTY INC., BROKERAGE
CrossSt/Dir: Moore and Lowther

Property Details

Exterior:	Brick	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Partial Basement/Unfinished	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:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	0.0/None	Total Parking Spaces:	2	VisitAble:	
#/Driveway/Type:	2.0/Private Single Wide, Right-of-Way/Asphalt	Assigned Spaces:	0	Addl Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	
Recreational Use:		Elevator YN:	No	Soil Type:	

Remarks
Welcome to 913 Moore Street. Completely refreshed and modern, this property is perfect for anyone who wants the style and feel of a newer house but craves the charm of a mature neighbourhood and character of a century home. Balancing heritage and modern designs beautifully this home offers a great layout, with a bright and cheery main floor. Featuring; soaring ceilings, a spacious living room with massive windows overlooking the front porch, a bright formal dining room with an inviting bay window, and a brand new kitchen, the main floor offers the perfect place to entertain. Upstairs there are three bedrooms and the bathroom which has been redone and offers a fresh modern look. Outside the private backyard has tons of potential and offers access to the right of way driveway. This 1,158 square foot home is situated just a block from the popular new Grand View Public School and a short walk to Preston's vibrant downtown.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#:	300609001507100	Assessment:	\$199,750/2015	Survey:	None
Pin#:		Taxes:	\$2,469/2015	Private Entrance:	
Legal Desc:	PT LT 12 PL 95 CAMBRIDGE AS IN 209884; CAMBRIDGE TOGETHER WITH AN EASEMENT OVER PART 1 PL 58R18532 AS IN WR874394				
Location:	Urban	Fronting On:	East	HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room/Dining Room	M	24' 5" X 11' 0"	Bay window	Kitchen	M	10' 0" X 9' 0"	
Master Bedroom	2	10' 7" X 11' 5"		Bathroom	2	7' 2" X 8' 8"	4-Piece
Bedroom	2	10' 3" X 10' 1"		Bedroom	2	10' 4" X 10' 2"	

Listing Information

Commence Date:	02/04/2016	Deposit:	2500	Buy Option:	CDOM:	56
Sign:		Lockbox:		Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$275,000	SP\$/SQFT:	\$231.43	LP\$/SQFT:	\$237.48	DOM:	56
Sold Price:	\$268,000	Close Date:	04/05/2016	SP/LP:	97.46%		

