



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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102 Courtland Avenue E Single Family/Freehold/Sale
Kitchener, ON N2G 2V1

Price: \$389,900
Sold Price: \$387,000



MLS®#: 30511950 Status: **Sold Closed**
Region: Waterloo DOM: 8
Municipality: 3 - Kitchener West
Neighbourhood: 311 - Downtown/Rockway/S. Ward
Bldg Type/Style: Detached/2 1/2 Storey
Age/Yr Built: 51-99 Years Basement: Yes
Legal Desc: PT LT 5 PL 409 KITCHENER AS IN 781421
Sq. Ft./Source: 1,635/Other Tot Bdrms: 3 (3+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 3.0
Acres/Range: < 0.5 Lot Front: 50.16 Feet
Taxes/Year: \$2,714/2015 Lot Depth: 90.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/ Sewer: Sewer (Municipal)
Brokerage: ROYAL LEPAGE WOLLE REALTY
CrossSt/Dir: Courtland & Peter St

Property Details

Exterior:	Brick	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished/Separate Entrance	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Metal/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	3.0/Private Triple Plus Wide/Interlock	Assigned Spaces:	1	Add Month Fees:	
Parking:	Interlock	Energy Cert Level:		Freehold w/Com Elem Fee:	
Recreational Use:		Elevator YN:	No	Soil Type:	

Remarks

Beautifully renovated carpet free 2 storey century home with 3 bedroom, 3 bath and finished attic. New metal roof installed 2015 New 2015 business/dwelling unit addition with 2nd kitchen, 3rd bathroom, attached single garage and ample parking. 2 separate hydro meters & 2 electrical panels. Walking distance to downtown and future LRT with bus stop in front of home. New balcony & deck (2015), all new electrical, plumbing, flooring and A/C all upgraded in 2014. Separate entrance to framed basement with rough-ins. Main street location has great exposure for CR-1 zoned permitted use or great rental potential. Book a viewing and get started with this rare opportunity now!

Property Features

Features/Amenities: Auto Garage Door Remote(s), Carpet Free, Separate Hydro Meters, Water Softener /
Area Features: Public Transit, Rec./Commun.Centre
Inclusions: Fridge, 2 stoves, 2 microwaves, mini fridge, dishwasher, drapery with accessories, light fixtures
Exclusions: Snow blower
Elem Schools: Courtland Avenue P.S. Sec Schools:

Tax and Financial Information

Roll#:	301204001902800	Assessment:	\$229,122/2015	Survey:	Unknown
Pin#:	225030002	Taxes:	\$2,714/2015	Private Entrance:	
Legal Desc:	PT LT 5 PL 409 KITCHENER AS IN 781421			HST Applicable:	No
Location:	Urban	Fronting On:			

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	11' 8" X 11' 11"		Dining Room	M	11' 11" X 11' 11"	
Kitchen	M	12' 0" X 11' 0"		Bathroom	M	6' 0" X 7' 3"	4-Piece
Office	M	19' 6" X 11' 3"		Kitchen	M	6' 4" X 5' 6"	
Bathroom	M	6' 4" X 6' 3"	3-Piece	Master Bedroom	2	11' 10" X 11' 10"	
Bedroom	2	11' 10" X 9' 5"		Bedroom	2	10' 9" X 8' 4"	
Bathroom	2	7' 0" X 5' 6"	4-Piece	Loft	3	23' 0" X 14' 0"	
Storage Room	B	19' 4" X 24' 4"					

Listing Information

Commence Date:	03/14/2016	Deposit:	5000	Buy Option:	CDOM:	8
Sign:		Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$389,900	SP\$/SQFT:	\$236.70	LP\$/SQFT:	\$238.47	DOM:	8
Sold Price:	\$387,000	Close Date:	04/20/2016	SP/LP:	99.26%		

