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Salesperson
SMART FROM HOME REALTY LIMITED



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25 KRUG Street
Kitchener, ON N2H 2X4

Single Family/Freehold/Sale

Price: \$250,000
Sold Price: \$349,000



MLS®#: 30513797 Status: **Sold Closed**
Region: Waterloo DOM: 5
Municipality: 2 - Kitchener East
Neighbourhood: 212 - Downtown Kitchener/East Ward
Bldg Type/Style: Detached/2 1/2 Storey
Age/Yr Built: 100+ Years/1914 Basement: Yes
Legal Desc: PT LT 73 PL 414 KITCHENER AS IN 806647;
KITCHENER
Sq.Ft/Source: 2,053/Public Records Tot Bdrms: 4 (3+1)
Sq Ft Range: 2001 to 3000 Bathrooms: 2.0
Acres/Range: < 0.5 Lot Front: 50.00 Feet
Taxes/Year: \$3,611/2015 Lot Depth: 224.16 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer
(Municipal)
Brokerage: Sutton Group Quantum Realty Inc., Brokerage
CrossSt/Dir: CedarSt.N/Weber St.E

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished/Walk -Up	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Concrete Block, Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	None	UFFI:		Retire Comm:	
#/Type of Garage:	0.0/None	Total Parking Spaces:	8	VisitAble:	
#/Driveway/Type:	8.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:	Other	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks
Attention Investors! Duplex in Downtown Kitchener with good bones and great potential. One 2 bedroom unit with finished attic space and One 3 bedroom unit with a basement walk up. Property has fire damage to upstairs unit. Located minutes from the downtown, transit, restaurants and schools. Buyer to verify taxes and room measurements. Property being sold "as is, where is". Sale, Under Power of Sale.

Property Features

Features/Amenities: Alarm System /
Area Features: Public Transit
Other Structures: Shed

Tax and Financial Information

Roll#:	301203000600900	Assessment:	\$323,000/2016	Survey:	None
Pin#:	225140197	Taxes:	\$3,611/2015	Private Entrance:	
Legal Desc:	PT LT 73 PL 414 KITCHENER AS IN 806647; KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Bedroom	M	18' 7" X 9' 2"		Bathroom	M	13' 1" X 6' 3"	4-Piece
Bedroom	M	12' 1" X 10' 1"		Kitchen	M	11' 1" X 8' 8"	
Dining Room	M	9' 11" X 9' 8"		Living Room	M	20' 5" X 13' 5"	
Family Room	2	18' 8" X 10' 8"		Bathroom	2	6' 10" X 6' 6"	4-Piece
Kitchen	2	11' 0" X 9' 3"		Bedroom	2	11' 5" X 11' 1"	
Den	2	11' 7" X 9' 3"		Attic	3	27' 9" X 14' 2"	
Family Room	B	21' 1" X 11' 1"		Bedroom	B	10' 9" X 8' 6"	
Recreation Room	B	18' 1" X 22' 7"		Utility	B	20' 9" X 13' 1"	

Listing Information

Commence Date:	03/25/2016	Deposit:	5000	Buy Option:	CDOM:	5
Sign:		Lockbox:		Possession:	SPIS:	No/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$250,000	SP\$/SQFT:	\$170.00	LP\$/SQFT:	\$121.77	DOM:	5
Sold Price:	\$349,000	Close Date:	04/29/2016	SP/LP:	139.60%		

