



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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211 Dolph Street N
Cambridge, ON N3H 2A6

Single Family/Freehold/Sale

Price: \$249,800
Sold Price: \$247,000



MLS®#: 30512238 Status: **Sold Closed**
Region: Waterloo DOM: 33
Municipality: 15 - Preston
Neighbourhood: 52 - Preston North
Bldg Type/Style: Detached/2 1/2 Storey
Age/Yr Built: 100+ Years/1912 Basement: Yes
Legal Desc: Plan 521, Pt. Lot 16 and Pin 037870295 unreg.
Sq.Ft./Source: 1,800/Other Tot Bdrms: 4 (3+1)
Sq Ft Range: 1501 to 2000 Bathrooms: 3.0
Acres/Range: < 0.5 Lot Front: 32.00 Feet
Taxes/Year: \$2,881/2016 Lot Depth: 50.50 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: HOLMES REAL ESTATE SERVICES INC.,
BROKERAGE
CrossSt/Dir: at Duke Street

Property Details

Exterior:	Brick	Heat Source:	Gas	Air Cond Type:	None
Bsmt Size/Fn/Dev:	Full/Fully Finished/Separate Entrance, Walk-Up	Heat Type:	Forced Air	Air Condition:	No
Foundation:	Stone	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/2005	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	None	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Attached, Inside Entry	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Single Wide, Right-of-Way/Gravel	Assigned Spaces:		Addl Month Fees:	
Parking:	Gravel	Energy Cert Level:		Freehold w/Com Elem Fee:	
Recreational Use:		Elevator YN:	No	Soil Type:	Rock

Remarks
2 1/2 storey, 1800 sq ft brick Duplex plus 600 sq ft basement in-law suite in Preston. Covered front porch. Easily converted to single family 5 bedroom home. Main floor 2 bedroom unit updated 4 yrs ago including kitchen & bathroom. Laminate & ceramic floors. In-law suite in basement also updated. Has kitchen, 3 pc bath, bedroom & living room. Direct access to the garage. Upper level unit freshly renovated including new kitchen, bathroom and flooring. Third level loft (20 x 15). Updated plumbing & electrical. Newer windows with lifetime warranty. Single garage with ROW driveway access from Duke St. When viewing our listing on www.realtor.ca, click the BROCHURE or MULTIMEDIA icons under the photos to see more details of this property.

Property Features

Features/Amenities: In-Law Suite, Separate Hydro Meters, Sewage Pump, Sprinkler System Part /
Area Features: Library, Public Transit, Schools
Other Structures: Multiple Kitchens
Inclusions: 3 fridges and 3 stoves.
Exclusions: Tenants belongings.

Tax and Financial Information

Roll#:	3006110011037000000	Assessment:	\$233,000/2016	Survey:	Available 1975
Pin#:		Taxes:	\$2,881/2016	Private Entrance:	
Legal Desc:	Plan 521, Pt. Lot 16 and Pin 037870295 unreg.				
Location:	Urban	Fronting On:	South	HST Applicable:	No
Special Designation:	Right-of-Way				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	15' 0" X 10' 0"		Bedroom	M	11' 0" X 9' 0"	
Bedroom	M	11' 0" X 11' 0"		Kitchen	M	17' 0" X 7' 0"	
Bathroom	M		4-Piece	Living Room	2	12' 0" X 10' 0"	
Kitchen	2	10' 0" X 9' 0"		Bedroom	2	10' 0" X 10' 0"	
Bathroom	2		4-Piece	Loft	3	20' 0" X 15' 0"	
Living Room	B	11' 0" X 11' 0"		Kitchen	B	15' 0" X 9' 0"	
Bedroom	B	10' 0" X 10' 0"		Bathroom	B		3-Piece

Listing Information

Commence Date:	03/09/2016	Deposit:	\$3,000 Cert.	Buy Option:	CDOM:	33
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	
SpDes/Rest/Acc:	Right-of-Way	Lease Agrmnt:		Min Lease Terms:	-	

Sold Information

Original List Price:	\$249,800	SP\$/SQFT:	\$137.22	LP\$/SQFT:	\$138.78	DOM:	33
Sold Price:	\$247,000	Close Date:	04/30/2016	SP/LP:	98.88%		

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

Date Printed: 09/14/2017