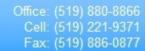


SATOMI FUMIT<u>SUKI</u>

SMART FROM HOME REALTY LIMITED



Lot Shape: Rectangular

None

SOLD@InspireOneStop.com

211 Dolph Street N Price: \$249,800 Single Family/Freehold/Sale Cambridge, ON N3H 2A6 Sold Price: \$247,000



MLS®#: 30512238 Status: Sold Closed

DOM: Region: Waterloo 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 Lot Front: Acres/Range: 32.00 Feet < 0.5Taxes/Year: \$2,881/2016 Lot Depth: 50.50 Feet

Irregularities:

Heat: Gas/Forced Air Water:

Municipal/Unknown Sewer: Sewer (Municipal)

Addl Month Fees:

Private Entrance:

Brokerage: HOLMES REAL ESTATE SERVICES INC.,

BROKERAGE

CrossSt/Dir: at Duke Street

Assigned Spaces:

Property Details

Exterior: Brick Heat Source: Air Cond Type: None Gas Bsmt Size/Fn/Dev: Full/Fully Heat Type: Forced Air Air Condition: No

Finished/Separate Entrance,

Walk-Up

Foundation: Stone

Sewers: Sewer (Municipal) Fireplaces: Asphalt Shingle/2005 Water: Municipal Roof:

. Waterfront: Pool:

Water Meter: Yes Wtr Sup Type: Unknown Laundry Access: Retire Comm: None UFFI:

#/Type of Garage: 1.0/Attached, Inside Entry Total Parking Spaces: 3 VisitAble: 2.0/Private Single Wide, Right-of-

#/Driveway/Type: Way/Gravel

Gravel

Energy Cert Level: Parking: Elevator YN: No Freehold w/Com Elem Fee: Soil Type: Rock

Recreational Use:

Remarks

2 ½ 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. Tenants belongings. Exclusions:

Tax and Financial Information

Roll#: 3006110011037000000 Assessment: \$233,000/2016 Survey: Available 1975

Pin#: Taxes: \$2,881/2016 Plan 521, Pt. Lot 16 and Pin 037870295 unreg. Legal Desc:

Location: Urban Fronting On: South HST Applicable: No

Special Designation: Right-of-Way

Pooms Information

ROOMS INFORMATION							
<u>Room</u>	Level	Dimens Imperial	<u>Features</u>	<u>Room</u>	Level	Dimens Imperial	<u>Features</u>
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	В	11' 0" X 11' 0"		Kitchen	В	15' 0" X 9' 0"	
Bedroom	В	10' 0" X 10' 0"		Bathroom	В		3-Piece

Listing Information

Commence Date: 03/09/2016 Deposit: \$3,000 Cert. Buy Option: CDOM: 33 Sign: Lockbox: Possession: SPIS: No/No Yes Yes Private:

Income Potential: Yes Payment: Furnished: 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 Client Full One Page Report Date Printed: 09/14/2017

SMART FROM HOME REALTY LIMITED

Copyright ORTIS 2017. All rights reserved. Information is from sources deemed reliable, but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.