



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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312 RIDGEMERE Court
Kitchener, ON N2P2W6

Single Family/Freehold/Sale

Price: \$769,900
Sold Price: \$728,000



MLS®#: 30506395 Status: **Sold Closed**
Region: Waterloo DOM: 50
Municipality: 3 - Kitchener West
Neighbourhood: 335 - Pioneer Park/Doon/Wyldwoods
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years/2005 Basement: Yes
Legal Desc: Lot 37, PAn 58M-337, Kitchener
Sq.Ft/Source: 3,640/Public Records Tot Bdrms: 4 (4+0)
Sq Ft Range: 3001 to 4000 Bathrooms: 4.1
Acres/Range: < 0.5 Lot Front: 45.00 Feet
Taxes/Year: \$7,017/2015 Lot Depth: 192.00 Feet
Irregularities: reverse pie Lot Shape: Pie
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/Unknown
Brokerage: RE/MAX REAL ESTATE CENTRE INC.
CrossSt/Dir: Apple Ridge

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished/Walk-Out	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	1 Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	2.0/Attached, Inside Entry	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Interlock	Assigned Spaces:	2	Addl Month Fees:	
Parking:	Interlock	Energy Cert Level:		Freehold w/Com Elem Fee:	
Recreational Use:		Elevator YN:	No	Soil Type:	

Remarks

OPEN HOUSE SATURDAY & SUNDAY FEB 27/28th 2-4pm. Take the next step! Bring your family together in this 3600 sf Monarch built executive home with a premium 192 ft lot and superior court location. Hardwood, ceramic tile, soaring ceilings, chef's kitchen with granite countertops, island, and butlers doorway to the elegant dining room. Main floor office, 2nd floor laundry, 4 large bedrooms, including private master with sitting area and 5 pc ensuite featuring whirlpool tub and glass shower. 5 total bathrooms means nobody has to share! Walkout from the dinette to deck and large yard with great privacy. Pool-ready 192 ft deep backyard with extensive landscaping, pond, gardener's shed and full sprinkler system. Lots of potential in the huge walkout basement, partially finished with 3 piece bath, hobby room and large workshop easily finished into a rec room if so desired. Call today for a private showing.

Property Features

Features/Amenities: Alarm System, Auto Garage Door Remote(s), Central Vacuum, Security System, Sprinkler System Full, Sump Pump, Water Softener /
Area Features: Clear View, Cul de Sac/Dead End, Level, Rec./Commun.Centre, Schools
Other Structures: Shed, Workshop
Inclusions: All Appliances

Tax and Financial Information

Roll#:	301206001001972	Assessment:	\$608,000/2015	Survey:	Available
Pin#:		Taxes:	\$7,017/2015	Private Entrance:	
Legal Desc:	Lot 37, PAn 58M-337, Kitchener	Fronting On:	South	HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Bathroom	M		2-Piece	Office	M	13' 11" X 10' 5"	
Family Room	M	16' 8" X 17' 1"	Bay window, Fire	Kitchen	M	19' 4" X 17' 0"	Crown Moulding
Breakfast	M			Dining Room	M	14' 4" X 13' 11"	
Living Room	M	12' 11" X 12' 11"		Master Bedroom	2	21' 11" X 25' 0"	
Ensuite	2		5+ Piece, Double	Bedroom	2	14' 2" X 13' 1"	
Bedroom	2	14' 8" X 11' 9"	Semi-Ensuite (wa	Bedroom	2	16' 3" X 15' 8"	Semi-Ensuite (w
Laundry Room	2			Bathroom	2		4-Piece
Bathroom	2		4-Piece	Workshop	B	9' 9" X 14' 3"	
Storage Room	B	17' 7" X 7' 7"		Workshop	B	17' 1" X 26' "	
Hobby Room	B	17' 8" X 12' 7"		Bathroom	B		3-Piece

Listing Information

Commence Date:	01/14/2016	Deposit:	10000	Buy Option:	CDOM:	50
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$769,900	SP\$/SQFT:	\$200.00	LP\$/SQFT:	\$211.51	DOM:	50
Sold Price:	\$728,000	Close Date:	05/05/2016	SP/LP:	94.56%		

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

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