



**SATOMI FUMITSUKI**  
Salesperson  
SMART FROM HOME REALTY LIMITED



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**SOLD@InspireOneStop.com**

61 Fairlawn Road  
Kitchener, ON N2C 1X8

Single Family/Freehold/Sale

Price: \$359,900  
Sold Price: \$359,900



MLS®#: 30517139 Status: **Sold Closed**  
Region: Waterloo DOM: 9  
Municipality: 3 - Kitchener West  
Neighbourhood: 327 - Fairview/Kingsdale  
Bldg Type/Style: Detached/Bungalow  
Age/Yr Built: 51-99 Years/1964 Basement: Yes  
Legal Desc: LOT 14 PLAN 1093 KITCHENER; KITCHENER  
Sq.Ft./Source: 1,219/Public Records Tot Bdrms: 6 (3+3)  
Sq Ft Range: 1001 to 1500 Bathrooms: 2.0  
Acres/Range: .000 / < 0.5 Lot Front: 55.00 Feet  
Taxes/Year: \$3,169/2016 Lot Depth: 100.00 Feet  
Irregularities: 55.79 X 100 Lot Shape: Rectangular  
Heat: Gas/Forced Air  
Water: Municipal/ Sewer: Sewer (Municipal)  
Brokerage: SMART FROM HOME REALTY LIMITED  
CrossSt/Dir: Traynor & Wilson

**Property Details**

Exterior:	Brick	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully	Heat Type:	Forced Air	Air Condition:	Yes
	Finished/Separate Entrance				
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/2015	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:	1	Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks  
Super convenience to all amenities. All brick with 1219 sqft 3 bedrooms in main floor and 3 bedrooms in the basement with separated entrances which easily can be rented out. 2 bathrooms Bungalow in quiet mature neighbourhood! New sunroom porch addition with sky window! Large fenced yard! Flooring in whole house; all newly renovated kitchen; replaced windows; main bathroom and basement bathroom; brand new furnace and central air condition; owned Hot Water Heater. Basement laundry room & storage room! Garage & driveway for 3 cars.

**Property Features**

Features/Amenities: Auto Garage Door Remote(s), Carpet Free, Water Softener /  
Area Features: Golf, Library, Major Highway, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools, Skiing  
Other Structures: Shed  
Inclusions: Refrigerator, Stove, Washer, Dryer, Central Air Condition, Auto-garage door remotes.  
Exclusions: None.

**Tax and Financial Information**

Roll#:	301204003228500	Assessment:	\$276,000/2016	Survey:	None
Pin#:	61FAIRLAWNRD030327	Taxes:	\$3,169/2016	Private Entrance:	
Legal Desc:	LOT 14 PLAN 1093 KITCHENER; KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	Included

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	18' 0" X 15' 0"		Kitchen	M	17' 0" X 12' 6"	
Bedroom	M	12' 0" X 8' 0"		Bedroom	M	10' 0" X 11' 0"	
Bathroom	M		4-Piece	Master Bedroom	2	13' 0" X 12' 0"	
Bathroom	B		4-Piece	Bedroom	B		
Bedroom	B			Bedroom	B		

**Listing Information**

Commence Date:	04/26/2016	Deposit:	3000	Buy Option:	CDOM:	9	
Sign:		Lockbox:	Yes	Possession:	05/06/16	SPIS:	Yes/No
Income Potential:	No	Payment:	/	Furnished:	Private:		

**Sold Information**

Original List Price:	\$359,900	SP\$/SQFT:	\$295.24	LP\$/SQFT:	\$295.24	DOM:	9
Sold Price:	\$359,900	Close Date:	05/24/2016	SP/LP:	100.00%		

