



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



Office: (519) 880-8866
Cell: (519) 221-9371
Fax: (519) 886-0877

SOLD@InspireOneStop.com

44 Troy Street
Kitchener, ON N2H 1L8

Single Family/Freehold/Sale

Price: \$349,900
Sold Price: \$361,289



MLS®#: 30514909 Status: **Sold Closed**
Region: Waterloo DOM: 6
Municipality: 2 - Kitchener East
Neighbourhood: 212 - Downtown Kitchener/East Ward
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 51-99 Years/1917 Basement: Yes
Legal Desc: LT 14 PL 245 KITCHENER; KITCHENER
Sq.Ft./Source: 1,661/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 1.0
Acres/Range: < 0.5 Lot Front: 36.00 Feet
Taxes/Year: \$3,708/2015 Lot Depth: 136.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/ Sewer: Sewer (Municipal)
Brokerage: RE/MAX TWIN CITY REALTY INC.
CrossSt/Dir: Krug St

Property Details

Exterior:	Brick	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/2015	Water:	Municipal	Waterfront:	None
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	2.0/Detached	Total Parking Spaces:	5	VisitAble:	
#/Driveway/Type:	3.0/Private Single Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	No
Recreational Use:		Elevator YN:	No	Soil Type:	

Remarks

Classic Century Handsome Charmer in desirable mature East Ward. Fabulous curb appeal and character in a wonderful mature community, offers an urban Downtown core lifestyle. Enter the home through the front enclosed sun porch or mud room. Offers 3 bedrooms and 2 bathrooms. Waiting for your delight in the formal living and dining room's have hardwood well cared for by the carpeting. Wonderful sized kitchen with exit to the back yard through mud room. Bedrooms and the family bathroom are located on the 2nd level with an entrance to the unfinished Loft. The basement is dry and finished with a 2 piece bathroom. This home is well built, great bones and a wonderful opportunity for someone to renovate. Set on a 136ft deep lot close to The Aud, public transportation, new Lite rail transit, downtown, schools and amenities. Double depth garage and 4 car long driveway. Roof '15, Newer high efficiency furnace & A/C and garage roof including membrane on flat section.

Property Features

Features/Amenities: Central Vacuum /
Area Features: Library, Major Highway, Park, Place of Worship, Public Transit, Schools
Inclusions: Fridge, Built in Oven, Stove top, Washer, Dryer, Hot Water Heater.
Exclusions: Bedroom Curtains, Chair Lift

Tax and Financial Information

Roll#:	301203000629200	Assessment:	\$313,000/2016	Survey:	None
Pin#:	225140135	Taxes:	\$3,708/2015	Private Entrance:	
Legal Desc:	LT 14 PL 245 KITCHENER; KITCHENER			HST Applicable:	No
Location:	Urban	Fronting On:			

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	18' 0" X 11' 6"	Fireplace	Dining Room	M	12' 3" X 12' 0"	
Kitchen	M	12' 6" X 10' 2"		Mud Room	M	11' 0" X 6' 6"	Enclosed
Sunroom	M	10' 6" X 6' 5"		Master Bedroom	2	18' 6" X 10' 6"	
Bedroom	2	14' 3" X 10' 0"		Bedroom	2	11' 3" X 11' 3"	
Bathroom	2	9' 3" X 6' 0"	4-Piece	Recreation Room	B	11' 8" X 11' 0"	Fireplace
Laundry Room	B	17' 9" X 8' 8"	2-Piece, Double s	Utility	B	17' 0" X 11' 0"	

Listing Information

Commence Date:	04/13/2016	Deposit:	\$3,000	Buy Option:	CDOM:	6
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$349,900	SP\$/SQFT:	\$217.51	LP\$/SQFT:	\$210.66	DOM:	6
Sold Price:	\$361,289	Close Date:	05/26/2016	SP/LP:	103.26%		

