



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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64 Chapel Street
Kitchener, ON N2H 2T1

Single Family/Freehold/Sale

Price: \$349,900
Sold Price: \$347,000



MLS®#: 30515100 Status: **Sold Closed**
Region: Waterloo DOM: 14
Municipality: 2 - Kitchener East
Neighbourhood: 212 - Downtown Kitchener/East Ward
Bldg Type/Style: Detached/2 1/2 Storey
Age/Yr Built: 100+ Years/1913 Basement: Yes
Legal Desc: PART LOTS 20 AND 21, PLAN 414, AS IN NO. 181067
Sq.Ft/Source: 1,689/Public Records Tot Bdrms: 4 (4+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 2.0
Acres/Range: .000 / < 0.5 Lot Front: 40.00 Feet
Taxes/Year: \$3,127/2015 Lot Depth: 112.00 Feet
Irregularities: 40 X 112.0 FEET Lot Shape: Irregular
Heat: Gas/Forced Air
Water: Municipal/ Sewer: Sewer (Municipal)
Brokerage: ROYAL LEPAGE WOLLE REALTY
CrossSt/Dir: Chapel between Lancaster and Samuel

Property Details

Exterior:	Brick	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Unfinished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Stone	Sewers:	Sewer (Municipal)	Fireplaces:	Natural Gas
Roof:	Metal/2004	Water:	Municipal	Waterfront:	None
Water Meter:	Yes	Wtr Sup Type:		Pool:	Above Ground
Laundry Access:		UFFI:	No	Retire Comm:	No
#/Type of Garage:	1.0/Detached	Total Parking Spaces:	3	VisitAble:	No
#/Driveway/Type:	2.0/Private Single Wide/Concrete	Assigned Spaces:		Addl Month Fees:	
Parking:	Concrete	Soil Type:		Energy Cert Level:	
Recreational Use:	No	Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

A large spacious century home in a very desirable downtown neighbourhood. Large enclosed front porch. Carpet free except for the staircase. Fresh paint, updated lighting. Four bedrooms plus a den. Two baths. Walkout to a large cedar deck and pool. 50 year steel roof. No knob and tube. Updated plumbing, high efficiency furnace. This location offers great schools, french immersion and a good preschool. Neighbourhood association activities. Walk to the market, library, restaurants, GO station and LRT. Walk Score 73! P.S. Two minutes to the expressway if you have to skip town!

Property Features

Features/Amenities: Water Softener /
Area Features: Arts Centre, Hospital, Library, Major Highway, Park, Place of Worship, Public Transit, Quiet Area, Schools
Other Structures: Shed
Inclusions: Refrigerator, stove, washer, dryer, dishwasher, water softener
Exclusions: Nil
Elem Schools: JK-6 Suddaby 7-8 Courtland Sec Schools: Ave. JK-8 St. Anne

Tax and Financial Information

Roll#:	301203000525800	Assessment:	\$303,000/2016	Survey:	None
Pin#:		Taxes:	\$3,127/2015	Private Entrance:	
Legal Desc:	PART LOTS 20 AND 21, PLAN 414, AS IN NO. 181067			HST Applicable:	No
Location:	Urban	Fronting On:			

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	11' 7" X 11' 5"	Hardwood floor	Dining Room	M	12' 2" X 14' 1"	Bay window, Har
Kitchen	M	13' 9" X 10' 11"	Hardwood floor	Sunroom	M	16' 10" X 12' 11"	Fireplace
Bedroom	2	10' 3" X 11' 4"		Bedroom	2	10' 10" X 11' 1"	
Bedroom	2	11' 9" X 8' 1"		Bedroom	2	8' 5" X 8' 0"	
Bathroom	2		3-Piece	Loft	3	13' 11" X 12' 3"	
Bathroom	B	X 10' 6"	4-Piece				

Listing Information

Commence Date:	04/11/2016	Deposit:	5000	Buy Option:	CDOM:	14
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$349,900	SP\$/SQFT:	\$205.45	LP\$/SQFT:	\$207.16	DOM:	14
Sold Price:	\$347,000	Close Date:	05/26/2016	SP/LP:	99.17%		

