



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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

SOLD@InspireOneStop.com

[397 Havendale Crescent](#) Single Family/Freehold/Sale
Waterloo, ON N2T 2T4

Price: \$454,900
Sold Price: \$430,000



MLS®#: 30515575 Status: **Sold Closed**
Region: Waterloo DOM: 7
Municipality: 4 - Waterloo West
Neighbourhood: 441 - Erbsville/Laurelwood
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 16-30 Years/1999 Basement: Yes
Legal Desc: PT BLK 2 PLAN 58M-47 BEING PTS 21 & 80 ON 58R-11405. S/T EASE #LT13490 IN FAVOUR OF THE CORPORATION OF THE CITY OF WATERLOO & UNION GAS LIMITED OVER PT 80 ON 58R-11405. S/T RIGHT OF ENTRY FOR 5 YEARS OR ASSUMPTION BY CITY AS IN LT27914. WATERLOO
Sq.Ft/Source: 1,908/Public Records Tot Bdrms: 6 (4+2)
Sq Ft Range: 1501 to 2000 Bathrooms: 3.1
Acres/Range: < 0.5 Lot Front: 32.00 Feet
Taxes/Year: \$4,181/2016 Lot Depth: 127.00 Feet
Irregularities: Lot Shape: Irregular
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: SMART FROM HOME REALTY LIMITED
CrossSt/Dir: Beaver Creek

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished/Walk-Up	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	1 Natural Gas
Roof:	Asphalt Shingle/2011	Water:	Municipal	Waterfront:	
Water Meter:		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/Front Yard/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	No
Recreational Use:	No	Elevator YN:	No	Soil Type:	Clay

Remarks

Dream area Laurelwood!!! -Elegant and tastefully decorated cozy 4 bedroom, 4 bathroom family home. -Open concept in the main floor; master bedroom with In-suite; double entry door. -Fresh painting through whole house, brand new oak hardwood on the main floor. -Walking distance to Laurel Creek Conservation Area! Minutes to the YMCA and library. -minutes walk to Laurelwood P.S. and Sir. John A MacDonald high school. (Both rank No.1 in the area).

Property Features

Features/Amenities: Auto Garage Door Remote(s), Water Softener /
Area Features: Library, Public Transit, Rec./Commun.Centre, Schools
Inclusions: Refridgerator, Stove, Dishwasher, Washer, Dryer, Softener, AirCondition, AutoGarageDoorRemotes, Gas Fireplace, Central Vaccum (Sale "As is").
Elem Schools: Laurelwood P.S. Sec Schools: Sir. John A MacDonald S.C.

Tax and Financial Information

Roll#:	301604218011100	Assessment:	\$373,000/2016	Survey:	None
Pin#:	226810921	Taxes:	\$4,181/2016	Private Entrance:	
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Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	15' 0" X 12' 0"		Great Room	M	14' 6" X 12' 6"	Fireplace
Dining Room	M	10' 6" X 10' 0"	Cathedral Ceiling	Kitchen	M	17' 6" X 10' 6"	
Bathroom	M		2-Piece	Master Bedroom	2	21' 4" X 12' 6"	Ensuite Privileged
Bedroom	2	15' 0" X 10' 6"		Bedroom	2	11' 1" X 10' 0"	
Bedroom	2	10' 4" X 9' 0"		Bathroom	2		4-Piece
Recreation Room	B	10' 0" X 22' 0"		Bedroom	B	11' 0" X 7' 0"	
Bedroom	B	10' 3" X 10' 0"		Laundry Room	B		
Bathroom	B		3-Piece	Ensuite	O		4-Piece

Listing Information

Commence Date:	04/15/2016	Deposit:	5,000(BD)	Buy Option:	CDOM:	7
Sign:	Yes	Lockbox:	Yes	Possession:	04/30/16 SPIS:	Yes/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

