



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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767 Lucerne Avenue
Waterloo, ON N2T 2Y3

Single Family/Freehold/Sale

Price: \$499,900
Sold Price: \$485,000



MLS®#: 30513468 Status: **Sold Closed**
Region: Waterloo DOM: 50
Municipality: 4 - Waterloo West
Neighbourhood: 443 - Columbia Forest/Clair Hills
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years/2007 Basement: Yes
Legal Desc: LOT 110 PLAN 58M-251 S/T EASEMENT FOR ENTRY AS IN WR267299
Sq.Ft/Source: 2,350/Builder plans Tot Bdrms: 4 (4+0)
Sq Ft Range: 2001 to 3000 Bathrooms: 3.1
Acres/Range: < 0.5 Lot Front: 61.19 Feet
Taxes/Year: \$4,764/2016 Lot Depth: 99.48 Feet
Irregularities: Lot Shape: Irregular
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: SMART FROM HOME REALTY LIMITED
CrossSt/Dir: Keats Way

Property Details

Exterior:	Aluminum Siding, Brick, Stone	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Rolled/2007	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:		Retire Comm:	
#/Type of Garage:	2.0/Built-In	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	2.0/Front Yard/Asphalt	Assigned Spaces:		Addl Month Fees:	
Parking:	Asphalt	Soil Type:	Clay	Energy Cert Level:	
Recreational Use:	No	Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

Beautiful, amazingly bright, Energy Star rated home is located in a desirable, family friendly Clair Hills. This Terra View built quality home is less than 9 years old and better than new! Premium Lot (adjacent to parkette and trails; no neighbours at the back, extra wide lot (62' frontage), 9 Ft ceiling on main floor & master bedroom; hardwood on main floor & master bedroom; panarama view from the dinette/kitchen; a separated stairway to a large family room that can be easily converted to a 4th bedroom; Large kitchen with brand new granite countertops, pull out faucet and glass backsplash; laundry room in the main floor, very spacious 3 bedrooms upstairs, 3 pc ensuite in master bedroom. Abundant South or West facing windows bring in lots of sunlight throughout the year. Steps to Edna Staebler P.S. (JK-G8); Sir John A Macdonald S.S. , Central air conditioner (new in 2016), Central Vacuum, air exchanger, water softener, electric garage door opener, cold room and lots more.

Property Features

Features/Amenities: Air Exchanger, Auto Garage Door Remote(s), Central Vacuum, In-Law Suite, Water Softener / Refrigerator, Stove, Dishwasher, Washer, Dryer, Hot Water Heater, Water Softener, Central Air Condition, Central Vacuum, Auto Garage Door Remotes.
Inclusions:
Exclusions: None.
Elem Schools: Edan Staebler Public School Sec Schools: Sir John MacDonald Public S. S. Resurrection Catholic S. St. Nicholas Catholic School

Tax and Financial Information

Roll#:	301604000113574	Assessment:	\$427,000/2016	Survey:	Available 2007
Pin#:		Taxes:	\$4,764/2016	Private Entrance:	
Legal Desc:	LOT 110 PLAN 58M-251 S/T EASEMENT FOR ENTRY AS IN WR267299				
Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Dining Room	M	15' 0" X 9' 80"	Bay window	Living Room	M	18' 80" X 12' 0"	
Dinette	M	11' 90" X 11' 60"	Bay window	Kitchen	M	12' 50" X 10' 50"	
Laundry Room	M			Bathroom	M		2-Piece
Master Bedroom	2	16' 10" X 12' 0"	Cathedral Ceiling	Bedroom	2	18' 0" X 18' 0"	
Bedroom	2	13' 0" X 12' 60"	Bay window	Bedroom	2	12' 40" X 10' 60"	
Ensuite	2		3-Piece, Cathedra	Bathroom	2		3-Piece
Recreation Room	B			Bathroom	B		3-Piece, Rough

Listing Information

Commence Date:	03/24/2016	Deposit:	5,000	Buy Option:	CDOM:	50
Sign:	Yes	Lockbox:	Yes	Possession:	08/01/16 SPIS:	Yes/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price: \$539,000 SPS/SQFT: \$206.38 LP\$/SQFT: \$212.72 DOM: 50
Sold Price: \$485,000 Close Date: 08/02/2016 SP/LP: 97.02%

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report Date Printed: 09/14/2017
SMART FROM HOME REALTY LIMITED

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