



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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64 BETZNER Avenue N
Kitchener, ON N2H 3B9

Single Family/Freehold/Sale

Price: \$315,000
Sold Price: \$325,000



MLS®#: 30529784 Status: **Sold Closed**
Region: Waterloo DOM:
Municipality: 2 - Kitchener East
Neighbourhood: 212 - Downtown Kitchener/East Ward
Bldg Type/Style: Detached/2 1/2 Storey
Age/Yr Built: 51-99 Years/1921 Basement: Yes
Legal Desc: PT LT 12 PL 129 KITCHENER AS IN 524438;
KITCHENER
Sq.Ft/Source: 1,698/Public Records Tot Bdrms: 5 (5+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 2.0
Acres/Range: < 0.5 Lot Front: 40.10 Feet
Taxes/Year: \$3,097/2016 Lot Depth: 125.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Electric, Gas/Baseboard, Forced Air
Water: Municipal/Unknown Sewer: Sewer
(Municipal)
Brokerage: KELLER WILLIAMS GOLDEN TRIANGLE REALTY
CrossSt/Dir: Weber

Property Details

Exterior:	Brick	Heat Source:	Electric, Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Unfinished/Separate	Heat Type:	Baseboard, Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	1.0/Detached	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	3.0/Private Single Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks
Attention: Investors, Renovators and Handyman! This home features original hardwood and has been updated with newer windows & doors. Home is located on quiet street within walking distance to downtown and Kitchener's Farmer's Market. Very large yard perfect for family enjoyment. Large finished walk up attic. Recently renovated main floor bathroom. The zoning allows for many different uses, and it awaits your personal touch. TLC required. Unlock the potential!

Property Features

Features/Amenities:
Other Structures: Shed

Tax and Financial Information

Roll#:	301203000833200	Assessment:	\$265,000/2016	Survey:	None
Pin#:	225100029	Taxes:	\$3,097/2016	Private Entrance:	
Legal Desc:	PT LT 12 PL 129 KITCHENER AS IN 524438; KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	10' 8" X 12' 11"	Hardwood floor	Dining Room	M	9' 1" X 12' 8"	Hardwood floor
Bedroom	M	10' 9" X 10' 9"	Hardwood floor	Kitchen	M	10' 10" X 9' 8"	
Bathroom	M	10' 6" X 4' 7"	4-Piece	Bedroom	2	10' 7" X 7' 8"	
Bedroom	2	9' 5" X 12' 2"		Bathroom	2	7' 9" X 5' 2"	4-Piece
Bedroom	2	7' 5" X 10' 6"		Bedroom	2	9' 5" X 11' 9"	
Other	2	15' 4" X 11' 3"		Attic	3	14' 3" X 26' 6"	

Listing Information

Commence Date:	07/14/2016	Deposit:	2500	Buy Option:	CDOM:
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:
Income Potential:	Yes	Payment:	/	Furnished:	Private:

Sold Information

Original List Price:	\$315,000	SP\$/SQFT:	\$191.40	LP\$/SQFT:	\$185.51	DOM:
Sold Price:	\$325,000	Close Date:	08/05/2016	SP/LP:	103.18%	

Prepared By: SATOMI FUMITSUKI, Salesperson
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Client Full One Page Report

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