



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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406 WOODBINE Avenue Single Family/Freehold/Sale
Kitchener, ON N2R 0A9

Price: \$409,900
Sold Price: \$428,000



MLS®#: 30528515 Status: **Sold Closed**
Region: Waterloo DOM: 7
Municipality: 3 - Kitchener West
Neighbourhood: 334 - Huron Park
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 0-5 Years/2012 Basement: Yes
Legal Desc: LOT 93 PLAN 58M426; KITCHENER
Sq.Ft/Source: 1,765/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 2.1
Acres/Range: < 0.5 Lot Front: 41.44 Feet
Taxes/Year: \$4,478/2016 Lot Depth: 115.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: RE/MAX TWIN CITY REALTY INC.
CrossSt/Dir: PARKVALE DR PARKVALE/HURON

Property Details

Exterior:	Brick, Vinyl Siding	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:	Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Double 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
Great single detached home in the very Desirable Huron Village area. Walking distance from new Primary and Secondary Public schools and the very refreshing Huron conservation area. Enjoy the luxury of owning this newer home in an established neighborhood. This open concept home is Energy Star and features many upgrades like 9 ft ceilings, pot lights, stainless steel appliances on suite bathroom with rain shower and walk in closet in the master bedroom, fenced yard with deck, rough for a bathroom in the almost finished basement. All appliances included. Fire place in living room. 1.5 car garage.

Property Features

Features/Amenities:
Area Features: Park, Schools

Tax and Financial Information

Roll#:	301206001182340000	Assessment:	\$346,000/2016	Survey:	None
Pin#:		Taxes:	\$4,478/2016	Private Entrance:	
Legal Desc:	LOT 93 PLAN 58M426; KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	20' 8" X 11' 0"		Dining Room	M	9' 9" X 6' 3"	
Kitchen	M	14' 4" X 13' 7"		Bathroom	M		2-Piece
Bedroom	2	13' 3" X 9' 4"		Bedroom	2	11' 0" X 9' 3"	
Master Bedroom	2	17' 4" X 11' 1"		Ensuite	2		3-Piece
Bathroom	2		4-Piece	Family Room	2	13' 5" X 11' 0"	
Laundry Room	B						

Listing Information

Commence Date:	07/04/2016	Deposit:	10000	Buy Option:	CDOM:	7
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$409,900	SPS/SQFT:	\$242.49	LP\$/SQFT:	\$232.24	DOM:	7
Sold Price:	\$428,000	Close Date:	08/17/2016	SP/LP:	104.42%		

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report Date Printed: 09/15/2017
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