



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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71 Fairview Avenue
Kitchener, ON N2H 3E9

Single Family/Freehold/Sale

Price: \$369,500
Sold Price: \$360,000



MLS®#: 30521922 Status: **Sold Closed**
Region: Waterloo DOM: 24
Municipality: 2 - Kitchener East
Neighbourhood: 212 - Downtown Kitchener/East Ward
Bldg Type/Style: Detached/1 1/2 Storey
Age/Yr Built: 51-99 Years Basement: Yes
Legal Desc: PT LT 70 PLAN 77 KITCHENER AS IN 313552, EXCEPT PT 7, WRD309; KITCHENER
Sq.Ft/Source: 1,768/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 2.1
Acres/Range: < 0.5 Lot Front: 48.00 Feet
Taxes/Year: \$3,412/2015 Lot Depth: 98.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: ROYAL LEPAGE WOLLE REALTY
CrossSt/Dir: Weber Street

Property Details

Exterior:	Aluminum Siding, Brick	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:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	None
Water Meter:	Yes	Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	No
#/Type of Garage:	2.0/Attached	Total Parking Spaces: 4		VisitAble:	No
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:	No	Elevator YN:	No	Soil Type:	Clay
Remarks	Freehold w/Com Elem Fee: No				

IDEAL FOR HOME OFFICE - Outstanding opportunity to live in the heart of the city, a short walk to Kitchener Aud and the popular Kitchener Market, with all of the luxuries of a new home. Located with one side facing Weber Street, this home is ideally suited for a home office with two entrances and a two piece bathroom and bedroom on the main level. This home has been completely renovated, using beautiful quality finishes. Uncommon to the East Ward, this home boasts a double car attached garage, large master with walk in closet and luxury ensuite spa/bath, a gorgeous updated kitchen and an upstairs laundry. This is a one of a kind opportunity!

Property Features

Features/Amenities: Auto Garage Door Remote(s) /
Area Features: Library, Place of Worship, Public Transit, Schools
Inclusions: STOVE, FRIDGE, DISHWASHER, WASHER, DRYER
Exclusions: water softener and conditioner system
Elem Schools: Sheppard Public (JK-6) Sec Schools: Cameron Heights St. Mary's
Courtland Avenue (7-8) St. Anne's (JK-8)

Tax and Financial Information

Roll#:	301203000915700	Assessment:	\$309,000/2016	Survey:	None
Pin#:	225140031	Taxes:	\$3,412/2015	Private Entrance:	
Legal Desc:	PT LT 70 PLAN 77 KITCHENER AS IN 313552, EXCEPT PT 7, WRD309; KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	Yes
Special Designation:	None				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	15' 3" X 9' 9"		Living Room	M	20' 8" X 12' 6"	Crown Moulding,
Dining Room	M	13' 3" X 13' "	Crown Moulding,	Bathroom	M		2-Piece
Foyer	M	12' 11" X 10' 1"	Hardwood floor	Bedroom	M	13' 1" X 9' 6"	Broadloom
Laundry Room	2	7' 3" X 7' "		Master Bedroom	3	18' 0" X 11' 0"	Broadloom
Ensuite	3		5+ Piece	Bedroom	3	15' 9" X 8' 6"	Broadloom
Bathroom	3		4-Piece	Recreation Room	B	32' 11" X 11' 5"	Broadloom

Listing Information

Commence Date:	05/25/2016	Deposit:	5000.00	Buy Option:	CDOM:	24
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	
SpDes/Rest/Acc:	None	Lease Agrmnt:		Min Lease Terms:		-

Sold Information

Original List Price:	\$369,500	SP\$/SQFT:	\$203.62	LP\$/SQFT:	\$208.99	DOM:	24
Sold Price:	\$360,000	Close Date:	08/29/2016	SP/LP:	97.43%		

