



**SATOMI FUMITSUKI**  
Salesperson  
SMART FROM HOME REALTY LIMITED



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

**SOLD@InspireOneStop.com**

478 Victoria Street S  
Kitchener, ON N2M3A7

Single Family/Freehold/Sale

Price: \$335,000  
Sold Price: \$315,000



MLS®#: 30518857 Status: **Sold Closed**  
Region: Waterloo DOM: 74  
Municipality: 3 - Kitchener West  
Neighbourhood: 323 - Victoria Hills  
Bldg Type/Style: Detached/Backsplit  
Age/Yr Built: 51-99 Years/1923 Basement: Yes  
Legal Desc: PLAN 266 LOT 62 PT LOT 61  
Sq. Ft./Source: 1,662/Public Records Tot Bdrms: 6 (4+2)  
Sq Ft Range: 1501 to 2000 Bathrooms: 3.0  
Acres/Range: .000 / < 0.5 Lot Front: 40.00 Feet  
Taxes/Year: \$3,006/2016 Lot Depth: 120.00 Feet  
Irregularities: 40 X 120 Lot Shape: Rectangular  
Heat: Gas/Forced Air  
Water: Municipal/ Sewer: Sewer (Municipal)  
Brokerage: SMART FROM HOME REALTY LIMITED  
CrossSt/Dir: Lawrence Avenue

#### Property Details

Exterior:	Aluminum Siding, Brick	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:	Unknown	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/2016	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Carport	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:				Freehold w/Com Elem Fee:	

#### Remarks

Beautiful 4 level backsplit. Front enclosed heated porch. Main floor - spacious living and dining room. den/office or bedroom. 3 full bathrooms in this home. Upper floor has two good size bedrooms and large main bathroom with double sink. Lower level (above ground) has sunroom with hot tub, and bedroom with 3pc bath. Basement is finished with 3pc bath, sauna, office, laundry, and storage. Fenced-in yard with deck, patio, workshop, and shed. brand new roof and skylight. Well maintained condition with brand new roof and skylight. A BIG living room, Close to all the amenities, including school of pharmacy, LRT & GO TRAIN Hub, Victoria Park, Farms Market, etc.. Hot tub and Sauna sell "AS IS". Carport and large driveway. Shows great!

#### Property Features

##### Features/Amenities:

Area Features: Arts Centre, Greenbelt/Conservation, Hospital, Library, Major Highway, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools

##### Other Structures:

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Air Condition, Hot Tub (sell "AS IS")

##### Exclusions:

None

#### Tax and Financial Information

Roll#:	301205000823300	Assessment:	\$265,000/2016	Survey:	None
Pin#:	478VICTORIASTS030323	Taxes:	\$3,006/2016	Private Entrance:	
Legal Desc:	PLAN 266 LOT 62 PT LOT 61				
Location:	Rural	Fronting On:		HST Applicable:	Included

#### Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	20' 0" X 12' 0"		Dining Room	M	10' 10" X 9' 0"	
Kitchen	M	12' 0" X 11' 4"		Bedroom	M	12' 11" X 9' 10"	
Bedroom	M	17' 2" X 11' 5"		Bathroom	M	9' 0" X 5' 0"	3-Piece
Sunroom	M	16' 0" X 12' 0"	4-Piece	Sunroom	M	16' 3" X 6' 8"	
Bedroom	2	18' 8" X 13' 2"	3-Piece	Bedroom	2	13' 10" X 10' 8"	
Bathroom	2	15' 2" X 7' 2"	4-Piece	Bedroom	B	10' 2" X 8' 4"	3-Piece
Bedroom	B	12' 4" X 10' 4"		Bathroom	B	10' 2" X 6' 4"	3-Piece
Workshop	B	12' 0" X 10' 0"		Sauna	B	8' 10" X 6' 2"	

#### Listing Information

Commence Date:	06/08/2016	Deposit:	5000(BD)	Buy Option:	CDOM:	74
Sign:	Yes	Lockbox:	Yes	Possession:	06/10/16 SPIS:	Yes/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	

#### Sold Information

Original List Price:	\$349,900	SP\$/SQFT:	\$189.53	LP\$/SQFT:	\$201.56	DOM:	74
Sold Price:	\$315,000	Close Date:	09/29/2016	SP/LP:	94.03%		

