



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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407 RITTENHOUSE Road Single Family/Freehold/Sale
Kitchener, ON N2E 3M4

Price: \$337,500
Sold Price: \$349,000



MLS®#: 30528826 Status: **Sold Closed**
Region: Waterloo DOM: 7
Municipality: 3 - Kitchener West
Neighbourhood: 333 - Laurentian Hills/Country Hills W
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 16-30 Years/1998 Basement: Yes
Legal Desc: PLAN 58M63 LOT 7
Sq.Ft./Source: 1,286/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1001 to 1500 Bathrooms: 2.1
Acres/Range: < 0.5 Lot Front: 29.70 Feet
Taxes/Year: \$2,910/2016 Lot Depth: 99.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: RE/MAX SOLID GOLD REALTY (II) LTD.
CrossSt/Dir: ERINBROOK

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:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	UFFI:		Retire Comm:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Concrete	Assigned Spaces:		Add Month Fees:	
Parking:	Concrete	Soil Type:	Other	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks
OPEN HOUSE This Saturday and Sunday 2-4pm. Wow! Don't miss out on this great 3 bedroom, 3 bathroom single detached home in sough-after Country Hills West area of Kitchener! This home is finished from top to bottom with a carpet free main level, open concept kitchen with granite countertops and ample cupboard space, dinette to great room with walkout to concrete patio and fully fenced yard. Close to schools, shopping and transportation. Won't last long!

Property Features

Features/Amenities: Auto Garage Door Remote(s), Sump Pump, Water Softener /
Area Features: Park, Schools
Inclusions: fridge, stove, dishwasher, "as is" condition
Exclusions: Water purification system. Washer and Dryer. All curtains
Elem Schools: Blessed Sacrament Sec Schools: St. Mary's Huron Heights S.S.
Glencairn P.S. Laurentian P.S.

Tax and Financial Information

Roll#:	3012040051872030000	Assessment:	\$249,000/2016	Survey:	None
Pin#:		Taxes:	\$2,910/2016	Private Entrance:	
Legal Desc:	PLAN 58M63 LOT 7	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Dinette	M	8' 2" X 9' 10"		Kitchen	M	8' 0" X 9' 10"	
Living Room	M	18' 8" X 12' 9"		Bathroom	M		2-Piece
Master Bedroom	2	14' 7" X 11' 7"		Bedroom	2	10' 6" X 9' 3"	
Bedroom	2	12' 8" X 9' 2"		Bathroom	2		4-Piece
Recreation Room	B	23' 4" X 9' 2"		Bathroom	B		3-Piece

Listing Information

Commence Date:	07/04/2016	Deposit:	4000	Buy Option:	CDOM:	7
Sign:	Yes	Lockbox:	Yes	Possession:	10/28/16 SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$337,500	SP\$/SQFT:	\$271.38	LP\$/SQFT:	\$262.44	DOM:	7
Sold Price:	\$349,000	Close Date:	10/28/2016	SP/LP:	103.41%		

