



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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203 OTTAWA Street N
Kitchener, ON N2H 3K9

Single Family/Freehold/Sale

Price: \$339,900
Sold Price: \$350,000



MLS®#: 30537104 Status: **Sold Closed**
Region: Waterloo DOM: 9
Municipality: 2 - Kitchener East
Neighbourhood: 212 - Downtown Kitchener/East Ward
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 51-99 Years/1951 Basement: Yes
Legal Desc: PT LT 30 PL 651 TWP OF WATERLOO AS IN 285233; KITCHENER
Sq.Ft/Source: 1,394/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1001 to 1500 Bathrooms: 2.0
Acres/Range: < 0.5 Lot Front: 56.00 Feet
Taxes/Year: \$3,110/2016 Lot Depth: 161.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Radiant
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: RE/MAX REAL ESTATE CENTRE INC., BROKERAGE
CrossSt/Dir: Eugene George Way located between East Ave and the Conestoga expressway

Property Details

Exterior:	Aluminum Siding, Brick	Heat Source:	Gas	Air Cond Type:	Wall Unit
Bsmt Size/Fn/Dev:	Full/Partially Finished/Separate Entrance	Heat Type:	Radiant	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	1 Roughed In
Roof:	Asphalt Shingle/2011	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:	Unknown	Pool:	Above Ground
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	0.0/None	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	4.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:	Clay	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks
Centrally located near the Conestoga Expressway. 3 bedroom, two bathroom home with a finished basement, sauna, heated in ground pool, separate dining room on a mature treed Lot, set well back from the street. Kitchener Auditorium, Skate park, Stanley Park retail amenities and nearby downtown core and LTR all close by. Character of the 1950's trim work and hardwood floors, carpet free throughout, fenced yard, lots of space for parking, Updated kitchen, windows, 2014, roof, 2011, pool liner 2012, boiler 2002, water softener, 2006. This home features radiant heat, (heated water from a gas boiler warms the home in an efficient, clean and constant manner). To cool the home two wall mounted AC units have been installed so you have the best of both worlds!

Property Features

Features/Amenities: Carpet Free, Central Vacuum, Water Purifier, Water Softener /
Area Features: Major Highway, Place of Worship, Public Transit, Rec./Commun.Centre, Schools
Other Structures: Shed
Inclusions: fridge, stove, dishwasher, washer, dryer, water softener, central vac, reverse osmosis water filtration system

Tax and Financial Information

Roll#:	301203001011300	Assessment:	\$266,000/2016	Survey:	Unknown
Pin#:	225690022	Taxes:	\$3,110/2016	Private Entrance:	
Legal Desc:	PT LT 30 PL 651 TWP OF WATERLOO AS IN 285233; KITCHENER	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	16' 3" X 13' 6"	Hardwood floor	Kitchen	M	15' 2" X 13' 8"	Walkout to Balco
Dining Room	M	13' 9" X 10' 9"	Hardwood floor	Foyer	M	5' 0" X 5' 0"	
Bathroom	M	9' 5" X 7' 5"	4-Piece	Bedroom	2	13' 6" X 12' 0"	Hardwood floor
Bedroom	2	10' 5" X 10' 2"	Hardwood floor	Master Bedroom	2	23' 0" X 13' 9"	Hardwood floor
Recreation Room	B	22' 6" X 11' 10"		Bathroom	B	6' 3" X 8' 8"	3-Piece
Utility	B			Sauna	B		
Cold Room	B						

Listing Information

Commence Date:	08/30/2016	Deposit:	5000	Buy Option:	CDOM:	9
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$339,900	SPS/SQFT:	\$251.08	LP\$/SQFT:	\$243.83	DOM:	9
Sold Price:	\$350,000	Close Date:	11/07/2016	SP/LP:	102.97%		

