



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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122 Steepleridge Street Single Family/Freehold/Sale
Kitchener, ON N2P 2W2

Price: \$499,900
Sold Price: \$560,000



MLS®#: 30556616 Status: **Sold Closed**
Region: Waterloo DOM: 7
Municipality: 3 - Kitchener West
Neighbourhood: 335 - Pioneer Park/Doon/Wyldwoods
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years/2005 Basement: Yes
Legal Desc: LOT 113, PLAN 58M-324, KITCHENER
Sq. Ft./Source: 1,870/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 4.0
Acres/Range: .000 / < 0.5 Lot Front: 31.99 Feet
Taxes/Year: \$4,512/2016 Lot Depth: 141.60 Feet
Irregularities: 31.99 X 141.60 Lot Shape: Rectangular
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: SMART FROM HOME REALTY LIMITED
CrossSt/Dir: Doon South Dr. & Robert Ferrie Dr.

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished/Walk-Out	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	2.0/Attached	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	
Recreational Use:		Elevator YN:	No	Soil Type:	

Remarks
Beautiful, amazingly bright 3 bedrooms & 4 bathrooms single detached home is located in desirable, family friendly Doon South area, finished bright Walk-out Basement with additional kitchen to make yourself relax and watch movies in the recreation room with your loved ones! En-Suite in the Master bedroom, Double garage and drive way, plus an additional office room to make this stunning house perfect for a family who is looking for fresh start. Large double decks, Separated Dining room / Living room, Cathedral ceiling in family room, Updated Kitchen with nature colour cabinets, Stainless appliances, Hardwood in the whole main floor, Deep backyard, Minutes to 401, MUST See!

Property Features

Features/Amenities: Auto Garage Door Remote(s), Water Softener /
Area Features: Golf, Greenbelt/Conservation, Library, Major Highway, Park, Place of Worship, Quiet Area, Rec./Commun.Centre, Schools
Other Structures: Fence - Full
Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Water Softener, Central Air Condition, Auto Garage Door Remote(s).
Exclusions: Electric Fireplace and Projector in basement and all curtains are excluded.
Elem Schools: Groh P.S.(New school from Sec Schools: Huron Heights S.S. St. Mary's S.S. September 2017) J.W. Gerth P.S. St. Kateri Tekakwitha CES

Tax and Financial Information

Roll#:	301206001019824	Assessment:	\$397,500/2017	Survey:	None
Pin#:	227341668	Taxes:	\$4,512/2016	Private Entrance:	
Legal Desc:	LOT 113, PLAN 58M-324, KITCHENER			HST Applicable:	Included
Location:	Urban	Fronting On:			

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	11' 0" X 14' 0"	Cathedral Ceiling	Dining Room	M	11' 0" X 10' 0"	
Kitchen	M	13' 0" X 10' 0"		Dinette	M		
Bathroom	M		3-Piece	Master Bedroom	2	15' 0" X 12' 8"	
Ensuite	2		4-Piece	Bathroom	2		4-Piece
Bedroom	2	10' 0" X 11' 0"		Bedroom	2	9' 0" X 12' 0"	
Recreation Room	B	18' 0" X 21' 0"	Walkout to Balcor	Office	B	11' 0" X 8' 5"	
Bathroom	B		4-Piece	Laundry Room	B	10' 7" X 6' 5"	
Cold Room	B			Other	B		

Listing Information

Commence Date:	02/08/2017	Deposit:	10000	Buy Option:	CDOM:	7
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	Yes/No

References:	Application Required:	Employment Letter:	Possession:	Owner
Sold Information				
Original List Price:	\$499,900	SP\$/SQFT: \$299.47	LP\$/SQFT: \$267.33	DOM: 7
Sold Price:	\$560,000	Close Date: 04/06/2017	SP/LP: 112.02%	
Prepared By: SATOMI FUMITSUKI, Salesperson SMART FROM HOME REALTY LIMITED		Client Full One Page Report		Date Printed: 09/14/2017

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