



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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298 Benesfort Crescent Single Family/Freehold/Sale
Kitchener, ON N2N 3B6

Price: \$275,000
Sold Price: \$285,000



MLS® #: 30551475 Status: **Sold Closed**
Region: Waterloo DOM: 5
Municipality: 3 - Kitchener West
Neighbourhood: 338 - Beechwood Forest/Highland W.
Bldg Type/Style: Semi-Detached/2 Storey
Age/Yr Built: 16-30 Years/1991 Basement: Yes
Legal Desc: PT LT 25 PL 1713 KITCHENER PT 2, 58R7408; KITCHENER
Sq.Ft/Source: 1,050/LBO provided Tot Bdrms: 3 (3+0)
Sq Ft Range: 1001 to 1500 Bathrooms: 1.1
Acres/Range: < 0.5 Lot Front: 30.00 Feet
Taxes/Year: \$2,536/2016 Lot Depth: 152.00 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: KELLER WILLIAMS GOLDEN TRIANGLE REALTY
CrossSt/Dir: Benesfort Drive

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/2007	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	UFFI:		Retire Comm:	
#/Type of Garage:	/None		Total Parking Spaces: 3	VisitAble:	
#/Driveway/Type:	3.0/Private Single Wide/Concrete		Assigned Spaces:	Add Month Fees:	
Parking:	Concrete			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

Wow! Huge yard, 152 feet deep! Exposed Aggregate concrete driveway and patio (2014), the rear yard also features a deck and 12' x 8' shed. This is the perfect location. You're close to the shopping at The Boardwalk, but not too close. Plenty of parks and walking trails. This is a great family neighbourhood.

Property Features

Features/Amenities:

Inclusions: fridge, stove, dishwasher
Exclusions: Voltec car charging station

Tax and Financial Information

Roll#:	3012050016175000000	Assessment:	\$217,000/2016	Survey:	Unknown
Pin#:	224540030	Taxes:	\$2,536/2016	Private Entrance:	
Legal Desc:	PT LT 25 PL 1713 KITCHENER PT 2, 58R7408; KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen /Dining Room	M	16' 2" X 9' 3"		Living Room	M	12' 0" X 16' 2"	
Master Bedroom	2	14' 3" X 9' 8"		Bedroom	2	11' 0" X 8' 2"	
Bedroom	2	11' 0" X 7' 11"		Bathroom	2		4-Piece
Recreation Room	B	15' 6" X 11' 6"		Bathroom	B		2-Piece
Laundry Room	B	15' 9" X 8' 10"					

Listing Information

Commence Date:	12/15/2016	Deposit:	3000	Buy Option:	CDOM:	5
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$275,000	SP\$/SQFT:	\$271.43	LP\$/SQFT:	\$261.90	DOM:	5
Sold Price:	\$285,000	Close Date:	04/28/2017	SP/LP:	103.64%		

Prepared By: SATOMI FUMITSUKI, Salesperson
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Client Full One Page Report

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