



SATOMI FUMITSUKI
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SMART FROM HOME REALTY LIMITED



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541 BARWICK Crescent Single Family/Freehold/Sale
Waterloo, ON N2K 3P4

Price: \$599,900
Sold Price: \$667,500



MLS® #: 30561220 Status: **Sold Closed**
Region: Waterloo DOM: 6
Municipality: 1 - Waterloo East
Neighbourhood: 118 - Colonial Acres/East Bridge
Bldg Type/Style: Detached/Backsplit
Age/Yr Built: 16-30 Years/1994 Basement: Yes
Legal Desc: LT 21 PL 1675 CITY OF WATERLOO; S/T 955573; WATERLOO
Sq. Ft./Source: 2,206/Builder plans Tot Bdrms: 4 (4+0)
Sq Ft Range: 2001 to 3000 Bathrooms: 3.0
Acres/Range: < 0.5 Lot Front: 38.78 Feet
Taxes/Year: \$4,609/2017 Lot Depth: 176.00 Feet
Irregularities: Lot Shape: Pie
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/Unknown
Brokerage: RE/MAX TWIN CITY REALTY INC.
Directions: Dansbury to Hallmark, left on Barwick - Cross Street: Stanwood Crescent

Property Details

Exterior:	Brick	Heat Source:	Gas	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished/Walk-Out	Heat Type:	Forced Air	Air Cond Type:	Yes
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	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	Soil Type:	Sand	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks
BEAUTIFULLY MAINTAINED CUSTOM BUILT ALL BRICK 4 LEVEL BACKSPLIT! 4 bedrooms, Approximately 2206-2250 sq. feet. Formal living room and diningroom, spacious eat in kitchen with an abundance of cabinets, pantry and computer work area. Kitchen overlooks lovely family room which features a cozy gas brick fireplace! Walkout to yard from family room to concrete patio. Deck from kitchen walk out. Spacious 4 bedrooms one located on family room level with 3pc. Bath and laundry. Recently upgraded engineered hardwood flooring in family room, bedrooms and upper hall. Freshly painted trim, doors and walls. New laminate in bathroom and laundry room, granite countertops. Stainless appliances and washer/dryer. Deep pool size lot! Stamped concrete walk ways and patio. Ample storage, finished 4th level recroom, fruit cellar and additional rooms. Over sized garage with garage openers and remotes. Softener, Central Air, Window drapes negotiable. Over 3,000 sq feet of living space! Close to all amenities.

Property Features

Features/Amenities: Central Vacuum Roughed-in, Water Purifier, Water Softener /
Inclusions: Stainless fridge, dishwasher, stove, fan, washer, dryer, water softener, central air, 2 garage door openers/remotes.
Exclusions: Living room and dining room drapes
Elem Schools: Sandowne St. Matthews Sec Schools: BCI

Tax and Financial Information

Roll#:	301601017804100	Assessment:	\$412,000/2017	Survey:	Yes 1994	
Pin#:	222880054	Taxes:	\$4,609/2017	Private Entrance:		
Legal Desc:	LT 21 PL 1675 CITY OF WATERLOO; S/T 955573; WATERLOO				HST Applicable:	No
Location:	Urban	Fronting On:				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Dining Room	M	13' 1" X 12' 7"		Living Room	M	13' 1" X 11' 0"	
Kitchen	M	21' 4" X 11' 2"		Family Room	2	17' 0" X 21' 2"	
Bedroom	2	15' 0" X 9' 11"		Bathroom	2		3-Piece
Laundry Room	2	10' 0" X 4' 0"		Bedroom	3	14' 1" X 12' 0"	
Master Bedroom	3	15' 5" X 12' 0"		Bedroom	3	11' 9" X 9' 1"	
Ensuite	3		3-Piece	Bathroom	3		5+ Piece
Recreation Room	B	21' 7" X 10' 8"		Recreation Room	B	18' 10" X 17' 0"	
Utility	B	13' 3" X 6' 0"					

Listing Information

Commence Date:	03/09/2017	Deposit:	5000	Buy Option:	CDOM:	6
Sign:	Yes	Lockbox:	Yes	Possession:	05/12/17 SPIS:	Yes/No

Sold Information

Original List Price:	\$599,900	SP\$/SQFT:	\$302.58	LP\$/SQFT:	\$271.94	DOM:	6
Sold Price:	\$667,500	Close Date:	05/12/2017	SP/LP:	111.27%		

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report Date Printed: 06/21/2017
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