

**SATOMI FUMITSUKI**

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SMART FROM HOME REALTY LIMITED

199 GREY FOX Drive
Kitchener, ON N2E 3N5

RES/Freehold/Sale

Price: \$392,500
Sold Price: \$415,000**Sold Closed**

MLS® #: 30601500 Status: **Sold Closed**
 Region: Waterloo DOM: 8
 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: PT BLK 13 PL 1822 KITCHENER PT 32, 58R10109; S/T RIGHT IN 1389161; KITCHENER
 Sq.Ft/Source: 1,300/Other Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1001 to 1500 Bathrooms: 2.0
 Acres/Range: < 0.5 Lot Front: 32.50 Ft
 Taxes/Year: \$3,181/2017 Lot Depth: .00 Ft
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air
 Water: Municipal/ Sewer: Sewer (Municipal)
 Brokerage: COLDWELL BANKER PETER BENNINGER REALTY
 CrossSt/Dir: Heading south on Fischer Hallman, past Ottawa St, turn right on Activa Ave, first right onto Grey Fox Drive.

Property Details

Exterior: Brick
 Bsmt Size/Fn/Dev: Full/Fully Finished
 Foundation: Poured Concrete
 Roof: Asphalt Shingle/2014
 Water Meter:
 Laundry Access: In-Suite
 #/Type of Garage: 1.0/Attached
 #/Driveway/Type: 2.0/Private Double Wide/Asphalt
 Parking: Asphalt
 Recreational Use: Elevator YN: No

Heat Source: Gas
 Heat Type: Forced Air
 Sewers: Sewer (Municipal)
 Water: Municipal
 Wtr Sup Type: UFFI:
 Total Parking Spaces: 3
 Assigned Spaces:
 Soil Type:

Air Cond Type: Central Air
 Air Condition: Yes
 Fireplaces:
 Waterfront:
 Pool: None
 Retire Comm:
 VisitAble:
 Addl Month Fees:
 Energy Cert Level:
 Freehold w/Com Elem Fee: No

Remarks

This family home awaits its new family. The great room is the welcome accompanied by a dining area and kitchen to complete the main floor. There are three bedrooms and two 3-piece bathrooms including a cheater en suite. The extensive updates include a new roof in 2014; laminate flooring and carpet in 2015; a new furnace and air conditioner in 2015. This home has also been freshly painted. The sliding doors at the dinette lead to a big deck and the fenced yard. The barbecue and dryer are on a gas line.

Property Features

Features/Amenities: Auto Garage Door Remote(s), Central Vacuum, Sump Pump, Water Softener /
 Area Features: Park, Public Transit, Schools
 Other Structures: Shed
 Inclusions: Refrigerator, stove, dishwasher, washer, dryer and California Shutters.
 Exclusions: N/A

Tax and Financial Information

Roll#: 301204000721036 Assessment: \$276,000/2017 Survey: None
 Pin#: 227270160 Taxes: \$3,181/2017 Private Entrance:
 Legal Desc: PT BLK 13 PL 1822 KITCHENER PT 32, 58R10109; S/T RIGHT IN 1389161; KITCHENER
 Location: Urban Fronting On: HST Applicable: No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Family Room	M	17' 0" X 10' 8"		Kitchen	M	12' 0" X 10' 0"	
Dinette	M	9' 7" X 8' 6"		Master Bedroom	2	16' 9" X 11' 6"	
Bedroom	2	13' 0" X 9' 7"		Bedroom	2	11' 0" X 10' 9"	
Bathroom	2		3-Piece	Recreation Room	B	19' 6" X 15' 5"	
Bathroom	B		3-Piece	Laundry Room	B		

Listing Information

Commence Date: 09/19/2017 Deposit: 5000 Buy Option: CDOM: 8
 Sign: Lockbox: Possess. Dt: SPIS: No/No
 Income Potential: Yes Payment: / Furnished: Private:
 References: Application Required: Employment Letter: Possession: 30 - 59 Days

Sold Information

Original List Price: \$392,500 SP\$/SQFT: \$319.23 LP\$/SQFT: \$301.92 DOM: 8
 Sold Price: \$415,000 Close Date: 11/23/2017 SP/LP: 105.73%

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