



**SATOMI FUMITSUKI**  
Salesperson  
SMART FROM HOME REALTY LIMITED



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**SOLD@InspireOneStop.com**

77 MASSEY Avenue  
Kitchener, ON N2C 1M4

Single Family/Freehold/Sale

Price: \$369,900  
Sold Price: \$401,000



MLS®#: 30550300 Status: **Sold Closed**  
Region: Waterloo DOM: 12  
Municipality: 3 - Kitchener West  
Neighbourhood: 327 - Fairview/Kingsdale  
Bldg Type/Style: Detached/2 Storey  
Age/Yr Built: 51-99 Years/1960 Basement: Yes  
Legal Desc: LT 227 PL 923 KITCHENER S/T INTEREST IN 1318139; S/T 174727; KITCHENER  
Sq.Ft/Source: 1,316/Public Records Tot Bdrms: 3 (3+0)  
Sq Ft Range: 1001 to 1500 Bathrooms: 1.1  
Acres/Range: < 0.5 Lot Front: 60.00 Feet  
Taxes/Year: \$3,051/2016 Lot Depth: 110.13 Feet  
Irregularities: 60 X 110.15 Lot Shape: Rectangular  
Heat: Gas/Forced Air Sewer: Sewer (Municipal)  
Water: Municipal/Unknown

Brokerage: RE/MAX SOLID GOLD REALTY (11) LTD.  
CrossSt/Dir: FAIRWAY/KINGSDALE

**Property Details**

Exterior:	Aluminum Siding, Brick	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:	Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	None
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Detached	Total Parking Spaces:	5	VisitAble:	
#/Driveway/Type:	4.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	No
Recreational Use:		Elevator YN:	No	Soil Type:	Other

**Remarks**

SOLD FIRM Spacious 2 Storey Home on sought after street in Kitchener. Pride of ownership is evident here - large lot with detached garage, private deck & yard. Large Master (24'5 x 12'4 - could be converted back to 4 bedroom) Hardwood throughout, finished recroom with fireplace. Hardwood flooring throughout. Large Eatin Kitchen with Stainless Steel Appls., A/C, Central Vac. Large Detached garage with dbl driveway & parking for 5 vehicles. Updated Kitchen & Bathrooms, windows, roof, - You will want to make this home!

**Property Features**

Features/Amenities: Auto Garage Door Remote(s), Carpet Free, Central Vacuum, TV Tower/Antenna /  
Area Features: Hospital, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools  
Inclusions: Fridge, stove, dishwasher, microwave range hood, washer, dryer, central vac

**Tax and Financial Information**

Roll#:	301204002823700	Assessment:	\$261,000/2016	Survey:	Unknown
Pin#:	225980060	Taxes:	\$3,051/2016	Private Entrance:	
Legal Desc:	LT 227 PL 923 KITCHENER S/T INTEREST IN 1318139; S/T 174727; KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	No

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Bathroom	M		2-Piece	Foyer	M	8' 0" X 4' 0"	
Dining Room	M	10' 2" X 8' 6"		Living Room	M	13' 8" X 12' 6"	
Kitchen	M	15' 6" X 8' 10"		Master Bedroom	2	24' 6" X 12' 6"	
Bedroom	2	11' 6" X 9' 0"		Bedroom	2	10' 8" X 9' 0"	
Bathroom	2		4-Piece	Family Room	B	23' 0" X 12' 6"	
Laundry Room	B			Storage Room	B		

**Listing Information**

Commence Date:	12/02/2016	Deposit:	\$5000	Buy Option:	CDOM:	12
Sign:		Lockbox:		Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

**Sold Information**

Original List Price:	\$369,900	SP\$/SQFT:	\$304.71	LP\$/SQFT:	\$281.08	DOM:	12
Sold Price:	\$401,000	Close Date:	02/24/2017	SP/LP:	108.41%		

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

Date Printed: 09/18/2017