



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



Office: (519) 880-8866
Cell: (519) 221-9371
Fax: (519) 886-0877

SOLD@InspireOneStop.com

18 Pieter Vos Drive
Kitchener, ON N2P 0G7

Single Family/Freehold/Sale

Price: \$785,000
Sold Price: \$801,000



MLS®#: 30552550 Status: **Sold Closed**
Region: Waterloo DOM: 4
Municipality: 3 - Kitchener West
Neighbourhood: 335 - Pioneer Park/Doon/Wyldwoods
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 0-5 Years/2015 Basement: Yes
Legal Desc: LOT 55 PLAN 58M580 S/T EASEMENT IN GROSS OVER PTS 55,102 ON 58R-18526, AS IN WR873718, SUBJECT TO AN EASEMENT FOR ENTGRY AS IN WR912715, CITY OF KITCHENER
Sq.Ft/Source: 3,239/Public Records Tot Bdrms: 4 (4+0)
Sq Ft Range: 3001 to 4000 Bathrooms: 3.1
Acres/Range: < 0.5 Lot Front: 42.98 Feet
Taxes/Year: \$1,682/2016 Lot Depth: 122.93 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: RE/MAX TWIN CITY REALTY INC.
CrossSt/Dir: Blair Creek

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Unfinished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	Natural Gas
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:	Clay	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

Welcome to this stunning 1 year old home! Located in South Doon only a few minutes to the 401. This beautiful Monarch built home features nearly 3300 sq ft of living space. It's 4 spacious bedrooms share the upper level with a fantastic upper family room. The master bedroom features a beautiful ensuite w/5 pc including a stunning glass shower. The huge eat-in kitchen welcomes you with beautiful backsplash and granite countertops, main floor features a separate dining room, family room w/gas fireplace, office and living room! A fenced yard and spacious double garage round off this family ready home. New public school being built near by to be jk-7 by Sept '17 and jk-8 by '18. French immersion as well!

Property Features

Features/Amenities: Carpet Free, Central Vacuum Roughed-in, Sump Pump, Water Softener /
Inclusions: all appliances
Exclusions: Vacuum charger in laundry room

Tax and Financial Information

Roll#:	3012060010252550000	Assessment:	\$142,000/2017	Survey:	Available
Pin#:		Taxes:	\$1,682/2016	Private Entrance:	
Legal Desc:	LOT 55 PLAN 58M580 S/T EASEMENT IN GROSS OVER PTS 55,102 ON 58R-18526, AS IN WR873718, SUBJECT TO AN EASEMENT FOR ENTGRY AS IN WR912715, CITY OF KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Great Room	M	15' 8" X 12' 10"		Eat in Kitchen	M	16' 7" X 17' 6"	
Dining Room	M	12' 4" X 12' 8"		Office	M	10' 0" X 9' 0"	
Living Room	M	14' 2" X 11' 0"		Laundry Room	M		
Bathroom	M		2-Piece	Bathroom	2		5+ Piece
Master Bedroom	2	16' 10" X 14' 4"		Ensuite	2		5+ Piece
Bedroom	2	11' 4" X 12' 3"		Bedroom	2	11' 4" X 12' 3"	
Bedroom	2	14' 10" X 13' 3"		Family Room	2	11' 2" X 10' 8"	
Bathroom	2		4-Piece		B		

Listing Information

Commence Date:	01/05/2017	Deposit:	10000	Buy Option:	CDOM:	4
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$785,000	SP\$/SQFT:	\$247.30	LP\$/SQFT:	\$242.36	DOM:	4
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Sold Price: \$801,000 Close Date: 03/15/2017 SP/LP: 102.04%

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report
SMART FROM HOME REALTY LIMITED

Date Printed: 09/18/2017

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