



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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16 Elmsdale Drive
Kitchener, ON N2E1H6

Single Family/Freehold/Sale

Price: \$299,900
Sold Price: \$290,000



MLS®#: 30558492 Status: **Sold Closed**
Region: Waterloo DOM: 6
Municipality: 3 - Kitchener West
Neighbourhood: 333 - Laurentian Hills/Country Hills W
Bldg Type/Style: Semi-Detached/2 Storey
Age/Yr Built: 31-50 Years Basement: Yes
Legal Desc: PT LT 46 PL 1270 KITCHENER AS IN 978752; S/T 391136; KITCHENER
Sq.Ft/Source: 1,053/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1001 to 1500 Bathrooms: 1.0
Acres/Range: .000 / < 0.5 Lot Front: 34.30 Feet
Taxes/Year: \$2,245/2016 Lot Depth: 120.61 Feet
Irregularities: 34.3 X 12.61 Lot Shape: Rectangular
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: SMART FROM HOME REALTY LIMITED
CrossSt/Dir: Ottawa St. S.

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully	Heat Type:	Forced Air	Air Condition:	Yes
	Finished/Separate Entrance				
Foundation:	Unknown	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/2015	Water:	Municipal	Waterfront:	None
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	0.0/None	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	3.0/Private Single Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

Great Location! Brand New hardwood floor through out main floor. Fresh painting through the whole house. Carpet FREE! Finished basement; New roof replaced in 2015. Minutes to all the amenities! Including Walking Distance to the Ottawa & Strasburg Shopping Mall, Alpine Plaza. Minutes to Sunrise Shopping Centre, Activa Sportsplex, Library. 3 minutes to Highway 7 and 8 entrance! It's just perfect to a family who is just start or great investment.

Property Features

Features/Amenities:

Area Features: Major Highway, Park, Public Transit, Rec./Commun.Centre
Other Structures: Shed
Inclusions: Refrigerator, Stove, Washer, Dryer, Water Softener, Central Air Condition.
Exclusions: None
Elem Schools: Trillium P.S. Monsignor R.M. Sec Schools: Cameron Heights C.I. St. Mary's S.S. Haller

Tax and Financial Information

Roll#:	301204003918001	Assessment:	\$219,000/2016	Survey:	None
Pin#:		Taxes:	\$2,245/2016	Private Entrance:	
Legal Desc:	PT LT 46 PL 1270 KITCHENER AS IN 978752; S/T 391136; KITCHENER				
Location:	Rural	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	18' 4" X 13' 5"		Kitchen /Dining Room	M	18' 4" X 9' 11"	
Bathroom	2		4-Piece	Master Bedroom	2	12' 6" X 11' 2"	
Bedroom	2	9' 2" X 8' 10"		Bedroom	2	12' 6" X 10' 6"	
Recreation Room	B	18' 1" X 12' 6"					

Listing Information

Commence Date:	02/22/2017	Deposit:	5000	Buy Option:	CDOM:	6
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	Yes/No

Sold Information

Original List Price:	\$299,900	SP\$/SQFT:	\$275.40	LP\$/SQFT:	\$284.81	DOM:	6
Sold Price:	\$290,000	Close Date:	03/28/2017	SP/LP:	96.70%		

