



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



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

**SOLD@InspireOneStop.com**

55 MOOREGATE Crescent Single Family/Condominium/Sale  
#8  
Kitchener, ON N2M 0A6

Price: \$294,900  
Sold Price: \$300,000



MLS®#: 30550964 Status: **Sold Closed**  
Region: Waterloo DOM: 14  
Municipality: 3 - Kitchener West  
Neighbourhood: 323 - Victoria Hills  
Bldg Type/Style: Townhouse/2 Storey  
Age/Yr Built: 0-5 Years/2013 Basement: Yes  
Legal Desc: UNIT 26, LEVEL 1, WATERLOO STANDARD CONDOMINIUM PLAN NO. 538 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN WR748697 CITY OF KITCHENER  
Sq.Ft/Source: 1,492/Public Records Tot Bdrms: 3 (3+0)  
Sq Ft Range: 1001 to 1500 Bathrooms: 2.1  
Acres/Range: Lot Front: .00 Ft  
Taxes/Year: \$2,467/2016 Lot Depth: .00 Ft  
Irregularities: Lot Shape:  
Heat: Gas/Forced Air Sewer: Sewer (Municipal)  
Water: Municipal/  
Brokerage: ROYAL LEPAGE-SCHARF REALTY  
CrossSt/Dir: VICTORIA ST S TO HAZELGLEN DR TO MOOREGATE CR. BETWEEN WESTMOUNT ROAD AND FISCHER-HALLMAN

**Property Details**

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	None
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Condition:	No
Foundation:		Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	/None	Total Parking Spaces:	1	VisitAble:	
#/Driveway/Type:	1.0/Front Yard/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:	Other	Energy Cert Level:	
Recreational Use:	Elevator YN: No			Freehold w/Com Elem Fee:	No

Remarks  
First time buyers or Investor,s take note .....Just move into this lovely multi-level 3 bedroom newer townhouse with 2.5 bathroom and low condo fees. Amazing Townhouse with many upgrades and extras. maple kitchen with appliances and built-in dishwasher. Walkout from living/dining room to deck. Private very large master suite with ensuite bath, 2 walk-in closet, sitting area plus loft area. Upper floor laundry. Close to amenities, parks, trails and schools.

**Property Features**

Features/Amenities: Central Vacuum Roughed-in, Separate Hydro Meters, Sump Pump /  
Inclusions: Fridge, stove, washer, dryer and built in dishwasher  
Elem Schools: ST. JOHN JK-8 AR KAUFMAN Sec Schools: KCI RESURRECTION CSS JK-8

**Tax and Financial Information**

Roll#:	301205001533330	Assessment:	\$211,000/2016	Survey:	None
Pin#:	235380026	Taxes:	\$2,467/2016	Private Entrance:	
Legal Desc:	UNIT 26, LEVEL 1, WATERLOO STANDARD CONDOMINIUM PLAN NO. 538 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN WR748697 CITY OF KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	No

**Condominium Information**

Property Management Contact:	MILLCREEK MGMT/LORRAINE/519-621-6548				
Corp.#:	WSCC# 538	Status Certificate:		Locker:	In-Suite, Owned
Condo Fee:	\$116.00	Balcony:	None	Locker #:	0
Included in Fees:	Building Insurance, Common Elements	Exposure:	East	Number Shares (Timeshare):	
Condo Fee Rmks:	Road snow removal, grass cutting, garbage			Pets Permitted:	Yes
Condo Amenities:	BBQs Permitted, Car Wash				

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room/Dining Room	M	20' 5" X 9' 9"		Bathroom	M		2-Piece
Kitchen	M	9' 4" X 10' 10"		Bedroom	2	11' 1" X 10' 8"	

Bedroom	2	10' 5" X 10' 8"		Bathroom	2		4-Piece
Laundry Room	2			Master Bedroom	3	24' 3" X 11' 0"	
Bathroom	3		4-Piece	Loft	3		
Other	3	4' 0" X 5' 0"	Walk-in Closet	Other	3		Walk-in Closet

#### Listing Information

Commence Date:	12/09/2016	Deposit:	5000	Buy Option:	CDOM:	14
Sign:	Yes	Lockbox:		Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

#### Sold Information

Original List Price:	\$294,900	SP\$/SQFT:	\$201.07	LP\$/SQFT:	\$197.65	DOM:	14
Sold Price:	\$300,000	Close Date:	03/28/2017	SP/LP:	101.73%		

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

Date Printed: 09/18/2017