



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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8 Harris Street #101
Cambridge, ON N1R8R1

Single Family/Condominium/Sale

Price: \$249,900
Sold Price: \$255,000



MLS®#: 30571933 Status: **Sold Closed**
Region: Waterloo DOM: 12
Municipality: 12 - Galt East
Neighbourhood: 20 - City Core/Wellington
Bldg Type/Style: Apartment Unit/1 Storey/Apt
Age/Yr Built: 6-15 Years Basement: No
Legal Desc: UNIT 1, LEVEL 1, WATERLOO CONDO PLAN NO.439 AND ITS APPURTENANT INTEREST. THE DESCRIPTION IS : PT BLK 1 58M-184, PTS 6,7 & 10 58R14924, PT LT 57 PL D-7, PTS 1 & 2 58R15513. CAMBRIDGE. S/T & T/W AS SET OUT IN SCHEDULE A OF DECLARATION WR284713
Sq.Ft/Source: 784/Public Records Tot Bdrms: 2 (2+0)
Sq Ft Range: 501 to 1000 Bathrooms: 2.0
Acres/Range: Lot Front:
Taxes/Year: \$2,102/2016 Lot Depth:
Irregularities: Lot Shape:
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/Unknown
Brokerage: RE/MAX REAL ESTATE CENTRE INC., BROKERAGE
CrossSt/Dir: Main Street

Property Details

| | | | | | |
|-------------------|--------------------------|-----------------------|-------------------|--------------------------|-------------|
| Exterior: | Aluminum Siding, Brick | Heat Source: | Gas | Air Cond Type: | Central Air |
| Bsmt Size/Fn/Dev: | None/Unfinished | Heat Type: | Forced Air | Air Condition: | Yes |
| Foundation: | Poured Concrete | Sewers: | Sewer (Municipal) | Fireplaces: | |
| Roof: | Asphalt Shingle/ | Water: | Municipal | Waterfront: | |
| Water Meter: | | Wtr Sup Type: | Unknown | Pool: | None |
| Laundry Access: | In-Suite | UFFI: | | Retire Comm: | |
| #/Type of Garage: | 0.0/Underground | Total Parking Spaces: | 1 | VisitAble: | |
| #/Driveway/Type: | 1.0/Surface/Open/Asphalt | Assigned Spaces: | | Add Month Fees: | |
| Parking: | Asphalt | Energy Cert Level: | | Freehold w/Com Elem Fee: | |
| Recreational Use: | | Elevator YN: | No | | |
| Remarks | | Soil Type: | Clay | | |

This bright and spacious condo offers two generous sized bedrooms and two full baths. This updated unit features newer high quality laminate flooring, modern kitchen complete with all newer black appliances and a walk out to your own private patio overlooking the Downtown. A short stroll gets you to Shops, Cafes, Restaurants, Theatre, Walking trails, Farmer's Market and the beautiful Grand River. Whether you are looking for your first home, downsizing or investing this Condo is for you. This condo features indoor parking, secured entry, party room/fitness room, elevator, and a large storage locker immediately beside the parking spot! Parking space #21 outdoors!

Property Features

Features/Amenities:

Tax and Financial Information

| | | | | | |
|-------------|--|--------------|----------------|-------------------|----------|
| Roll#: | 3006040028022010000 | Assessment: | \$171,000/2016 | Survey: | |
| Pin#: | | Taxes: | \$2,102/2016 | Private Entrance: | |
| Legal Desc: | UNIT 1, LEVEL 1, WATERLOO CONDO PLAN NO.439 AND ITS APPURTENANT INTEREST. THE DESCRIPTION IS : PT BLK 1 58M-184, PTS 6,7 & 10 58R14924, PT LT 57 PL D-7, PTS 1 & 2 58R15513. CAMBRIDGE. S/T & T/W AS SET OUT IN SCHEDULE A OF DECLARATION WR284713 | | | | |
| Location: | Urban | Fronting On: | | HST Applicable: | Included |

Condominium Information

| | | | | | |
|------------------------------|------------------------|---------------------|------------|----------------------------|-----------|
| Property Management Contact: | Mf Property Management | Status Certificate: | | Locker: | Exclusive |
| Corp.#: | WSCP | Balcony: | Open | Locker #: | 115 |
| Condo Fee: | \$413.00 | Exposure: | North East | Number Shares (Timeshare): | |
| Included in Fees: | Other (see Remarks) | | | Pets Permitted: | Yes |
| Condo Fee Rmks: | | | | | |
| Condo Amenities: | Other | | | | |

Rooms Information

| Room | Level | Dimens Imperial | Features | Room | Level | Dimens Imperial | Features |
|----------------|-------|-----------------|----------|----------|-------|-----------------|----------|
| Master Bedroom | M | 13' 7" X 9' 9" | | Bedroom | M | 10' 8" X 9' 9" | |
| Living Room | M | 14' 1" X 10' 0" | | Bathroom | M | | 4-Piece |
| Bathroom | M | | 4-Piece | Kitchen | M | 9' 0" X 12' 0" | |

Listing Information

| | | | | | | |
|----------------|------------|----------|--------|-------------|-------|-------|
| Commence Date: | 05/04/2017 | Deposit: | 10,000 | Buy Option: | CDOM: | 12 |
| Sign: | | Lockbox: | Yes | Possession: | SPIS: | No/No |

Sold Information

Original List Price: \$249,900 SPS/SQFT: \$325.26 LP\$/SQFT: \$318.75 DOM: 12
Sold Price: \$255,000 Close Date: 06/30/2017 SP/LP: 102.04%

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report Date Printed: 09/18/2017
SMART FROM HOME REALTY LIMITED

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