



**SATOMI FUMITSUKI**  
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 SMART FROM HOME REALTY LIMITED



**Lot #110 Indian Grass Street**  
**Waterloo, ON N2V 0C3**

**Single Family/Freehold/Sale**

**Price: \$467,900**  
**Sold Price: \$467,900**



MLS®#: **30522559** Status: **Sold Closed**  
 Region: **Waterloo** DOM: **41**  
 Municipality: **4 - Waterloo West**  
 Neighbourhood: **443 - Columbia Forest/Clair Hills**  
 Bldg Type/Style: **Detached/2 Storey**  
 Age/Yr Built: **New** Basement: **Yes**  
 Legal Desc: **Lot 110- Plan 58M-550**  
 Sq.Ft/Source: **1,860/Builder plans** Tot Bdrms: **3 (3+0)**  
 Sq Ft Range: **1501 to 2000** Bathrooms: **2.1**  
 Acres/Range: **< 0.5** Lot Front: **38.00 Feet**  
 Taxes/Year: **\$/2015** Lot Depth: **99.50 Feet**  
 Irregularities: **38x99.5** Lot Shape: **Rectangular**  
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**  
 Water: **Municipal/Unknown**  
 Brokerage: **RE/MAX TWIN CITY REALTY INC.**  
 CrossSt/Dir: **Autumn Willow Dr. Columbia St. to Sundew to Rock Elm to Autumn Willow to Indian Grass**

**Property Details**

Exterior:	<b>Brick</b>	Heat Source:	<b>Gas</b>	Air Cond Type:	<b>None</b>
Bsmt Size/Fn/Dev:	<b>Full/Unfinished</b>	Heat Type:	<b>Forced Air</b>	Air Condition:	<b>No</b>
Foundation:	<b>Poured Concrete</b>	Sewers:	<b>Sewer (Municipal)</b>	Fireplaces:	
Roof:	<b>Asphalt Shingle/</b>	Water:	<b>Municipal</b>	Waterfront:	
Water Meter:		Wtr Sup Type:	<b>Unknown</b>	Pool:	<b>None</b>
Laundry Access:	<b>In-Suite</b>	UFFI:	<b>No</b>	Retire Comm:	
#/Type of Garage:	<b>2.0/Attached, Inside Entry</b>	Total Parking Spaces:	<b>4</b>	VisitAble:	
#/Driveway/Type:	<b>2.0/Private Double Wide/Gravel</b>	Assigned Spaces:		Addl Month Fees:	
Parking:	<b>Gravel</b>	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	<b>No</b>	Freehold w/Com Elem Fee:	

**OPEN HOUSE: Saturday and Sunday, 2:00-4:00. Model home is located at 532 Landgren Ct. The WALDORF by Ridgeview Homes. This 1,860 sqft home has ALL BRICK exterior, 9 ft ceilings on the main floor. Beautiful open concept plan offering main floor laundry and nice mud room. Spacious 3 bedrooms, 3 baths. Master features walk-in closets and a luxurious ensuite with soaker tub and a tiled glass shower. Please contact us regarding our great, limited time Builder Promo Package.**

**Property Features**

Features/Amenities: **Air Exchanger, Sump Pump /**

**Tax and Financial Information**

Roll#:	<b>0000000000000000</b>	Assessment:	<b>\$/2015</b>	Survey:	<b>Available 2017</b>
Pin#:		Taxes:	<b>\$/2015</b>	Private Entrance:	
Legal Desc:	<b>Lot 110- Plan 58M-550</b>	Fronting On:		HST Applicable:	<b>No</b>
Location:	<b>Urban</b>				

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
<b>Foyer</b>	<b>M</b>			<b>Bathroom</b>	<b>M</b>		<b>2-Piece</b>
<b>Living Room</b>	<b>M</b>	<b>15' 3" X 12' 0"</b>		<b>Eat in Kitchen</b>	<b>M</b>	<b>16' 3" X 16' 0"</b>	
<b>Laundry Room</b>	<b>M</b>			<b>Master Bedroom</b>	<b>2</b>	<b>17' 0" X 12' 0"</b>	
<b>Other</b>	<b>2</b>		<b>Walk-in Closet</b>	<b>Ensuite</b>	<b>2</b>		<b>4-Piece</b>
<b>Bedroom</b>	<b>2</b>	<b>12' 5" X 12' 1"</b>		<b>Bedroom</b>	<b>2</b>	<b>13' 1" X 12' 1"</b>	
<b>Bathroom</b>	<b>2</b>		<b>4-Piece</b>	<b>Cold Room</b>	<b>B</b>		

**Listing Information**

Commence Date:	<b>05/27/2016</b>	Deposit:	<b>\$1,000</b>	Buy Option:	CDOM:	<b>41</b>
Sign:	<b>No</b>	Lockbox:	<b>No</b>	Possess. Dt: <b>06/30/17</b>	SPIS:	<b>No/No</b>
Income Potential:	<b>No</b>	Payment:	<b>/</b>	Furnished:	Private:	
References:		Application Required:		Employment Letter:	Possession:	<b>Other</b>

**Prepared By: SATOMI FUMITSUKI, Salesperson**  
**SMART FROM HOME REALTY LIMITED**

**Client Full One Page Report**

**Date Printed: 10/20/2017**

