



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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

SOLD@InspireOneStop.com

23 PAULSTOWN Crescent Single Family/Freehold/Sale
Guelph, ON N1G 5H7

Price: \$674,900
Sold Price: \$705,000



MLS®#: 30567020 Status: **Sold Closed**
Region: Wellington DOM: 8
Municipality: 1 - City of Guelph
Neighbourhood: 17 - Clairfields/Hanlon Business Park
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years/2005 Basement: Yes
Legal Desc: LOT 66, PLAN 61M70, GUELPH. S/T RIGHT TO ENTER AT ANY TIME PRIOR TO THE COMPLETE ACCEPTANCE OF THE SUBDIVISION BY THE CORPORATION OF THE CITY OF GUELPH OR FIVE (5) YEARS FROM 2005/07/06 AS IN WC104861.
Sq. Ft./Source: 2,141/Public Records Tot Bdrms: 6 (4+2)
Sq Ft Range: 2001 to 3000 Bathrooms: 3.1
Acres/Range: < 0.5 Lot Front: 39.37 Feet
Taxes/Year: \$6,245/2017 Lot Depth: 108.25 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air
Water: Municipal/ Sewer: Sewer (Municipal)
Brokerage: ONE PERCENT REALTY LTD.
CrossSt/Dir: CLAIRFIELDS

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	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:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	2.0/Attached	Total Parking Spaces:	6	VisitAble:	
#/Driveway/Type:	4.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks
This DETACHED 5 BEDROOM SOUTHEND HOME has the PERFECT LOCATION, set close to the HANLON PARKWAY, excellent AMENITIES/SHOPPING, PARKS/TRAILS & top tier SCHOOLS. Upon arriving, the CURB APPEAL is evident, with PROFESSIONAL LANDSCAPING & a MASSIVE DRIVEWAY & 2 CAR GARAGE. Step inside, to an EXCELLENT LAYOUT that flows seamlessly from FOYER, to FORMAL LIVING & DINING, through to a BEAUTIFUL OPEN CONCEPT KITCHEN (with STAINLESS appliances, BACKSPLASH, upgraded FIXTURES & Artisan Cabinetry) & FAMILY ROOM drenched in NATURAL LIGHT with GAS FIREPLACE & WALKOUT to a FULLY FENCED YARD & DECK – PERFECT for BACKYARD BBQs! A convenient MAIN FLOOR LAUNDRY/MUDROOM + 2 pc POWDER round out this level. Upstairs BOASTS 4 BEDROOMS including a large MASTER (with WALKIN + ENSUITE!) + ANOTHER FULL 4PC BATH. Want even more? YOU GOT IT! With a BIG BRIGHT PROFESSIONALLY FINISHED BASEMENT complete with 3PC BATH, REC ROOM, COLD ROOM, STORAGE, a 5th BEDROOM + a LARGE HOBBY ROOM (or the OPTION FOR a 6th BEDROOM!!) This HOME HAS IT ALL! Don't delay – Get Moving!

Property Features

Features/Amenities:
Area Features: Park, Quiet Area, Rec./Commun.Centre, Schools
Inclusions: APPLIANCES: Fridge, Stove, Range Hood, Dishwasher, Deep Freezer, Washer & Dryer
Exclusions: NONE
Elem Schools: St. Ignatius of Loyola CS Sec Schools: Bishop Macdonell JF Ross Centennial College Heights
Westminster Woods PS Fred A Hamilton PS

Tax and Financial Information

Roll#:	230806001655020	Assessment:	\$517,000/2017	Survey:	Unknown
Pin#:	714920930	Taxes:	\$6,245/2017	Private Entrance:	
Legal Desc:	LOT 66, PLAN 61M70, GUELPH. S/T RIGHT TO ENTER AT ANY TIME PRIOR TO THE COMPLETE ACCEPTANCE OF THE SUBDIVISION BY THE CORPORATION OF THE CITY OF GUELPH OR FIVE(5) YEARS FROM 2005/07/06 AS IN WC104861.				
Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	11' 0" X 13' 10"		Dining Room	M	12' 0" X 11' 0"	
Kitchen	M	17' 8" X 12' 6"		Bathroom	M		2-Piece
Master Bedroom	2	23' 6" X 18' 0"	Walk-in Closet	Ensuite	2		4-Piece
Bedroom	2	11' 0" X 12' 4"		Bedroom	2	11' 3" X 10' 6"	
Bedroom	2	11' 0" X 10' 6"		Bathroom	2		4-Piece
Family Room	B	25' 5" X 10' 5"		Bedroom	B	11' 4" X 12' 5"	
Bedroom	B	13' 10" X 15' 5"		Bathroom	B		3-Piece

Listing Information

Commence Date:	04/11/2017	Deposit:	15000	Buy Option:	CDOM:	8
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$674,900	SP\$/SQFT:	\$329.29	LP\$/SQFT:	\$315.23	DOM:	8
Sold Price:	\$705,000	Close Date:	07/25/2017	SP/LP:	104.46%		

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

Client Full One Page Report

Date Printed: 09/18/2017