



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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58 IRVIN Street
Kitchener, ON N2H1K8

Single Family/Freehold/Sale

Price: \$539,000
Sold Price: \$502,500



MLS®#: 30572164 Status: **Sold Closed**
Region: Waterloo DOM: 67
Municipality: 2 - Kitchener East
Neighbourhood: 212 - Downtown Kitchener/East Ward
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 100+ Years Basement: Yes
Legal Desc: LT 2 PL 148 KITCHENER CITY OF KITCHENER
Sq.Ft./Source: 1,703/Public Records Tot Bdrms: 5 (5+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 3.0
Acres/Range: .000 / < 0.5 Lot Front: 40.87 Feet
Taxes/Year: \$3,191/2016 Lot Depth: 62.10 Feet
Irregularities: 62.1ft.x40.87ft. x Lot Shape: Rectangular
62.1ft.x40.87ft. Sewer: Sewer (Municipal)
Heat: Gas/Steam Radiators
Water: Municipal/
Brokerage: SMART FROM HOME REALTY LIMITED
CrossSt/Dir: LANCASTER

Property Details

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

Remarks
Amazing 3-bedroom, 2-bedroom, 1-bedroom self contained Triplex investment / rental property location the centre of down town Kitchener! Walking distance to iON (LRT), bus terminal, all the amenities, Farms market, major banks, Tim Horton and all different kind of restaurants, all the government administration office, lawyer office, library, entertainment, Centre of Square, City Hall etc. Fresh painting through out Triplex. All the units are self contained with separated entrance, kitchen, 4-piece bathroom, hardwood through out the whole upper and lower units. In the upper unit, there is huge balcony, two bedrooms in the loft with sky light to make room very bright. Huge family / dining room. In the lower unit, one bedroom with bay window, nearly renovated kitchen. Three parking space to make this Triplex Great potential investment /rental or even professional office opportunity!

Property Features

Features/Amenities: In-Law Suite /
Area Features: Arts Centre, Library, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools
Other Structures: Multiple Kitchens
Inclusions: 3 Fridges, 3 Stoves.
Exclusions: Tenant belongs.
Elem Schools: Suddaby P.S. St. Anne (K) Sec Schools: Cameron Heights C.I. St. Mary's Secondary School

Tax and Financial Information

Roll#:	030003304000000	Assessment:	\$338,000/2016	Survey:	None
Pin#:		Taxes:	\$3,191/2016	Private Entrance:	
Legal Desc:	LT 2 PL 148 KITCHENER CITY OF KITCHENER				
Location:	Rural	Fronting On:		HST Applicable:	No
Special Designation:	None				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	12' 2" X 13' 1"		Kitchen	M	11' 6" X 9' 10"	
Bedroom	M	11' 6" X 12' 2"		Bedroom	M	12' 2" X 13' 1"	
Bathroom	M		4-Piece	Living Room	2	11' 6" X 21' 0"	
Kitchen	2	13' 1" X 8' 10"		Bedroom	2	12' 2" X 11' 2"	
Bathroom	2		4-Piece	Bedroom	3	16' 8" X 14' 1"	
Bedroom	3	11' 2" X 14' 1"		Bathroom	B		4-Piece

Listing Information

Commence Date:	05/12/2017	Deposit:	20000	Buy Option:	CDOM:	67
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	Yes/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	
References:		Application Required:		Employment Letter:	Possession:	Immediately
SpDes/Rest/Acc:	None	Lease Agrmnt:		Min Lease Terms:	-	

Sold Information

Original List Price:	\$539,000	SP\$/SQFT:	\$295.07	LP\$/SQFT:	\$316.50	DOM:	67
Sold Price:	\$502,500	Close Date:	07/25/2017	SP/LP:	93.23%		

Prepared By: SATOMI FUMITSUKI, Salesperson
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Client Full One Page Report

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