



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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569 Chancery Place
Waterloo, ON N2T2N5

Single Family/Freehold/Sale

Price: \$699,900
Sold Price: \$685,000



MLS®#: 30570992 Status: **Sold Closed**
Region: Waterloo DOM: 5
Municipality: 4 - Waterloo West
Neighbourhood: 441 - Erbsville/Laurelwood
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 16-30 Years/1995 Basement: Yes
Legal Desc: PL 1755 PT LT 15 RP58R8615 PT 40
Sq. Ft./Source: 1,963/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 3.1
Acres/Range: .000 / < 0.5 Lot Front: 47.54 Feet
Taxes/Year: \$5,204/2016 Lot Depth: 140.57 Feet
Irregularities: 47.53X16.4X95.6X72.39XLot Shape: Irregular
Heat: Gas/Forced Air
Water: Municipal/Unknown Sewer: Sewer (Municipal)
Brokerage: KELLER WILLIAMS GOLDEN TRIANGLE REALTY
CrossSt/Dir: TAKE COLUMBIA ST W. WEST OF FISHER HALLMAN TO RIGHT ON CHANCERY LANE AND THEN FOLLOW TO CAVENDISH AVE WHERE AS YOU CONTINUE IT TURNS INTO CHANCERY PLACE.

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:	Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	2.0/Attached	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Interlock	Assigned Spaces:	2	Add Month Fees:	
Parking:	Interlock	Soil Type:	Other	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks
NO WAITING TO MAKE YOUR OFFER! Rare Opportunity to find Serenity in this City Location!! Beautiful Home Situated on a Quiet Cul de Sac in Desirable Laurelwood where the only traffic is that of the people who live here! Parks Everywhere! Open Concept Design on the Main Floor with a Family Room just off the Kitchen. There are Sliders from the Family Room to the Cedar Deck which offers Slatted Privacy Wall. Enjoy the Hot Tub on the Deck! Relax in the Bright Master Bedroom with Ensuite Bath & Walk In Closet & huge Bay Window! The Ensuite provides Double Sinks. The Basement is fully finished. The Familyroom and the Recroom both have gas Fireplaces. This Bright Home is Close to The Boardwalk Shopping Area & Schools. Book your private showing today.

Property Features

Features/Amenities: Water Softener /
Inclusions: Existing Fridge, Stove, Dishwasher, Clothing Washer & Dryer, Water Softener, Hot Tub, Gazebo, TV & Bracket in Familyroom & all window coverings.
Exclusions: Shelves in two Bedroom.

Tax and Financial Information

Roll#:	301604107602000	Assessment:	\$465,000/2017	Survey:	Available 1995
Pin#:	226810052	Taxes:	\$5,204/2016	Private Entrance:	
Legal Desc:	PL 1755 PT LT 15 RP58R8615 PT 40			HST Applicable:	No
Location:	Urban	Fronting On:			

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	11' 10" X 13' 8"		Dining Room	M	11' 4" X 11' 10"	
Kitchen	M	16' 6" X 14' 2"		Family Room	M	15' 2" X 13' 3"	Fireplace
Laundry Room	M	8' 7" X 7' 10"		Bathroom	M		2-Piece
Master Bedroom	2	15' 2" X 12' 0"		Ensuite	2		5+ Piece
Bedroom	2	11' 4" X 9' 10"		Bedroom	2	10' 10" X 9' 10"	
Bathroom	2		4-Piece	Recreation Room	B	14' 11" X 25' 7"	
Storage Room	B			Den	B	11' 2" X 19' 3"	
Bathroom	B		4-Piece	Cold Room	B		

Listing Information

Commence Date:	05/13/2017	Deposit:	10000	Buy Option:	CDOM:	5
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No

Sold Information

Original List Price:	\$699,900	SP\$/SQFT:	\$348.96	LP\$/SQFT:	\$356.55	DOM:	5
Sold Price:	\$685,000	Close Date:	07/31/2017	SP/LP:	97.87%		

