



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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427 Speckled Alder Drive Single Family/Freehold/Sale
Waterloo, ON N2V 2T5

Price: \$450,000
Sold Price: \$478,800



MLS®#: 30575915 Status: **Sold Closed**
Region: Waterloo DOM: 14
Municipality: 4 - Waterloo West
Neighbourhood: 443 - Columbia Forest/Clair Hills
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years Basement: Yes
Legal Desc: LOT 134, PLAN 58M-274, S/T ESAE LT115931 IN FAVOUR OF THE CORPORATION OF THE CITY OF WATERLOO AND UNION GAS LIMITED OVER PART OF SAID LOT BEING PART 134 ON 58R-14044; WATERLOO
Sq.Ft/Source: 1,375/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1001 to 1500 Bathrooms: 2.1
Acres/Range: < 0.5 Lot Front: 27.95 Feet
Taxes/Year: \$3,141/2016 Lot Depth: 98.59 Feet
Irregularities: 27.95 X 98.59 X 27.95 X 98.59 Lot Shape: Rectangular
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: SMART FROM HOME REALTY LIMITED
CrossSt/Dir: Wild Ginger Ave.

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:		UFFI:		Retire Comm:	
#/Type of Garage:	1.0/Built-In		Total Parking Spaces: 3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt		Assigned Spaces:	Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN: No	Soil Type:	Freehold w/Com Elem Fee: Yes	

Remarks

Dream area Laurel Creek!!! -Elegant and tastefully decorated cozy 3 bedrooms, 3 bathrooms, Finished Basement family home located Laurel Creek neighborhood. -Open concept in the main floor; Eat-in the Kitchen; Over-sized stainless fridge; -3 bathrooms in each level with laundry room in the basement; -Big recreation room with a lot of storage rooms in the basement; -Fresh painting through whole house; - Double drive way to make this stunning home perfect for your family or investment. -Walking distance to all the amenities, prime shopping, Library complex with YMCA, fitness centre, Laurel Creek Conservation area. Minutes to both University of Waterloo and Wilfrid Laurier University by buses. -Steps to Abraham Erb P.S. (Top 5 ranking in the area) and Sir. John A MacDonald S.S. (No. 1 ranking in the area) by the Fraser Institute.

Property Features

Features/Amenities:

Inclusions: Fridge, stove, dishwasher, washer, dryer.
Exclusions: Freezer in the basement.
Elem Schools: Abraham Erb P.S. Sec Schools: Sir. John A MacDonald S.S.

Tax and Financial Information

Roll#:	3016040001433470000	Assessment:	\$308,000/2016	Survey:	Available 2004
Pin#:		Taxes:	\$3,141/2016	Private Entrance:	
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Location: Urban Fronting On: HST Applicable: Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	10' 6" X 7' 8"		Dinette	M	8' 11" X 7' 8"	
Living Room	M	14' 3" X 11' 0"		Bathroom	M		2-Piece
Master Bedroom	2	15' 0" X 10' 5"		Bedroom	2	11' " X 11' 6"	
Bedroom	2	12' 6" X 9' 5"		Bathroom	2		4-Piece
Cold Room	B			Laundry Room	B		
Recreation Room	B	18' " X 12' "		Bathroom	B		3-Piece

Listing Information

Commence Date:	06/06/2017	Deposit:	20000	Buy Option:	CDOM:	14
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	Yes/No
References:		Application Required:		Employment Letter:	Posession:	Fixible

Sold Information

Original List Price:	\$499,900	SP\$/SQFT:	\$348.22	LP\$/SQFT:	\$327.27	DOM:	14
Sold Price:	\$478,800	Close Date:	08/02/2017	SP/LP:	106.40%		

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

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