



**SATOMI FUMITSUKI**  
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 SMART FROM HOME REALTY LIMITED



[88 Helena Feasby Street](#) Single Family/Freehold/Sale  
 Kitchener, ON N2E 4L5

Price: \$599,988  
 Sold Price: \$650,888



MLS®#: 30586964 Status: **Sold Closed**  
 Region: Waterloo DOM: 3  
 Municipality: 3 - Kitchener West  
 Neighbourhood: 333 - Laurentian Hills/Country Hills W  
 Bldg Type/Style: Detached/2 Storey  
 Age/Yr Built: 6-15 Years/2008 Basement: Yes  
 Legal Desc: LOT 103, PLAN 58M-409, S/T EASEMENT FOR ENTRY AS IN WR416761; KITCHENER  
 Sq.Ft/Source: 2,402/Builder plans Tot Bdrms: 4 (4+0)  
 Sq Ft Range: 2001 to 3000 Bathrooms: 2.1  
 Acres/Range: < 0.5 Lot Front: 36.20 Feet  
 Taxes/Year: \$4,645/2017 Lot Depth: 110.37 Feet  
 Irregularities: 110.37ft. x 36.14ft. x Lot Shape: Rectangular  
 108.4ft. x 36.2ft.  
 Heat: Gas/Forced Air Sewer: Sewer (Municipal)  
 Water: Municipal/

Brokerage: SMART FROM HOME REALTY LIMITED  
 CrossSt/Dir: BLEAM ST. / FISHER H

**Property Details**

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Unfinished	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:	No	Retire Comm:	
#/Type of Garage:	2.0/Attached	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	2.0/Private Double 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**

Welcome to 88 Helena Feasby St. (2402 Sqft)! It's your Energy Star dream home built by Reid's Heritage. Well maintained by its original owner, this 4-bedroom 3-bathroom home has a lot of upgrades: maple cabinets, oak hardwood floor (installed in 2016), HRV system, water purifying system, whole home humidifier, alarm system, ensuite in master bedroom, newly installed light fixtures and kitchen faucet, stainless steel fridge and dishwasher (replaced in 2013), access to basement through side door, fully fenced backyard with perennials, fruit trees and a large deck which is shadowed in the afternoon. Enjoy cherries, mulberries and strawberries in the summer. Walking distance to Williamsburg P.S., Sobey's, McDonald, GoodLife fitness, park, community centre and school bus to IB program at Cameron Heights. Minutes to highway 8 and Sunrise Shopping Mall.

**Property Features**

**Features/Amenities:**

Area Features: Library, Major Highway, Park, Schools  
 Other Structures: Fence - Full  
 Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hot Water Heater, Water Softener, Water Purifier, Air Condition, Garage Door Auto Remote(s).  
 Exclusions: None.  
 Elem Schools: Williamsburg Public School Sec Schools: Cameron Heights C.I. St. Mary's Secondary School  
 John Sweeney Elementary

**Tax and Financial Information**

Roll#:	060011087260000	Assessment:	\$436,000/2016	Survey:	Available
Pin#:		Taxes:	\$4,645/2017	Private Entrance:	
Legal Desc:	LOT 103, PLAN 58M-409, S/T EASEMENT FOR ENTRY AS IN WR416761; KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	Included
Special Designation:	Subdivision Covenants				

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Family Room	M	17' 0" X 14' 0"	Bay window	Breakfast	M	8' 9" X 14' 0"	
Dining Room	M	12' 10" X 13' 5"	Coffered Ceiling	Kitchen	M	8' 9" X 12' 0"	
Bathroom	M		2-Piece	Master Bedroom	2	17' 9" X 14' 5"	Bay window, Wa
Ensuite	2		4-Piece	Bedroom	2	10' 3" X 11' 8"	
Bedroom	2	13' 11" X 12' 0"	Cathedral Ceiling	Bedroom	2	10' 4" X 11' 0"	
Bathroom	2		3-Piece	Laundry Room	B		

**Listing Information**

Commence Date:	07/12/2017	Deposit:	15000	Buy Option:	CDOM:	3
Sign:	Yes	Lockbox:	Yes	Possess. Dt:	SPIS:	Yes/No
References:		Application Required:		Employment Letter:	Possession:	60 - 89

