



**SATOMI FUMITSUKI**  
Salesperson  
SMART FROM HOME REALTY LIMITED



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**SOLD@InspireOneStop.com**

95 FOXHUNT Road  
Waterloo, ON N2K 2R8

Single Family/Freehold/Sale

Price: \$470,000  
Sold Price: \$465,000



MLS®#: 30581262 Status: **Sold Closed**  
Region: Waterloo DOM: 8  
Municipality: 1 - Waterloo East  
Neighbourhood: 118 - Colonial Acres/East Bridge  
Bldg Type/Style: Detached/Backsplit  
Age/Yr Built: 31-50 Years/1986 Basement: Yes  
Legal Desc: LT 60 PL 1566 CITY OF WATERLOO; S/T 798675; WATERLOO  
Sq.Ft/Source: 1,295/Public Records Tot Bdrms: 3 (3+0)  
Sq Ft Range: 1001 to 1500 Bathrooms: 1.1  
Acres/Range: < 0.5 Lot Front: 52.49 Feet  
Taxes/Year: \$3,523/2017 Lot Depth: 110.00 Feet  
Irregularities: Lot Shape: Rectangular  
Heat: Gas/Forced Air  
Water: Municipal/Artesian Well Sewer: Sewer (Municipal)  
Brokerage: PEAK REALTY LTD.  
CrossSt/Dir: Redfox

**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/2007	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Artesian Well	Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	1.0/Attached		Total Parking Spaces: 5	VisitAble:	
#/Driveway/Type:	4.0/Private Double Wide/Asphalt		Assigned Spaces:	Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

**Remarks**

OPEN HOUSE SUNDAY JUNE 18, 2-4pm. Quality built Kenmore backsplit in Lincoln Village, Waterloo. Meticulously maintained, numerous updates include all windows and storm door (2015) Gas fireplace and family room carpet (2016) Furnace and A/C (2011). Spacious deck (24x12), fully fenced yard, tastefully landscaped. Walk-up from family room to rear yard. Very large family room, plus a 24x23 open span in the basement level. OPEN HOUSE JUNE 18, 2-4pm.

**Property Features**

**Features/Amenities:**

Inclusions: fridge, stove, dish washer, washer, dryer, freezer, water softener, all in working order but included "as is" condition. All windows coverings except drapery in M/BR  
Exclusions: Drapery in master bedroom

**Tax and Financial Information**

Roll#:	301601145003875	Assessment:	\$311,750/2017	Survey:	Available 1985	
Pin#:	222830045	Taxes:	\$3,523/2017	Private Entrance:		
Legal Desc:	LT 60 PL 1566 CITY OF WATERLOO; S/T 798675; WATERLOO				HST Applicable:	No
Location:	Urban	Fronting On:				

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	12' 0" X 11' 2"		Living Room	M	22' 0" X 11' 0"	
Dining Room	M	11' 2" X 10' 6"		Master Bedroom	2	13' 0" X 10' 0"	
Bedroom	2	13' 0" X 9' 0"		Bedroom	2	11' 6" X 11' 4"	
Bathroom	2		4-Piece	Other	B	24' 0" X 23' 0"	
Recreation Room	LL	32' 0" X 21' 6"		Bathroom	LL		2-Piece

**Listing Information**

Commence Date:	06/12/2017	Deposit:	10000	Buy Option:	CDOM:	8
Sign:	Yes	Lockbox:	Yes	Possession:	07/28/17 SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

**Sold Information**

Original List Price:	\$469,900	SP\$/SQFT:	\$359.07	LP\$/SQFT:	\$362.93	DOM:	8
Sold Price:	\$465,000	Close Date:	08/18/2017	SP/LP:	98.94%		

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

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