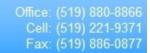


SATOMI FUMITSUKI

SMART FROM HOME REALTY LIMITED



SOLD@InspireOneStop.com

21 SI ENNA Street #B Kitchener, ON N2R 0H9 Single Family/Condominium/Sale

Price: \$299,900 Sold Price: \$350,000



MLS®#: 30576970 Status: Sold Closed

DOM: Region: Waterloo 13

Municipality: 3 - Kitchener West Neighbourhood: 334 - Huron Park

Bldg Type/Style: Townhouse/Stacked Townhouse Age/Yr Built: 0-5 Years/2015 Basement: No UNIT 98, LEVEL 2, WATERLOO STANDARD Legal Desc: CONDOMINIUM PLAN NO.566 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS STE OUT IN

SCHEDULE A AS IN WR916042 CITY OF

KITCHENER

Tot Bdrms: 2 (2+0) Sq.Ft/Source: 963/Public Records Bathrooms: 1.1

Sq Ft Range: 501 to 1000 Acres/Range:

Lot Front: \$2,221/2017 Lot Depth:

Taxes/Year: Irregularities:

Lot Shape:

Heat: Gas/Forced Air

Water: Municipal/ Sewer Sewer: (Municipal)

Brokerage: SMART FROM HOME REALTY LIMITED

CrossSt/Dir: FISHER-HALLMAN / HURON

Property Details

Exterior: Brick Heat Source: Gas Air Cond Type: Central Air

Bsmt Size/Fn/Dev: Heat Type: Forced Air Air Condition: None Yes

Poured Concrete Foundation: Sewers: Sewer (Municipal) Fireplaces: Asphalt Shingle/ Waterfront: Roof: Water: Municipal None

Water Meter: Wtr Sup Type: Pool: None

Laundry Access: In-Suite UFFI: Retire Comm: #/Type of Garage: 0.0/None Total Parking Spaces: 1 VisitAble:

#/Driveway/Type: 1.0/Lane/Alley/Asphalt Assigned Spaces: Addl Month Fees: Parking: Energy Cert Level: Asphalt

Recreational Use: Elevator YN: No Freehold w/Com Elem Fee: No. Soil Type:

Remarks

Lovely bright 2-year old, two bedroom town house with carpet FREE, fresh painting perfect fits younger family, first home buyer. Open concept kitchen, great room, just step out the one of balconies in 2nd floor and another in one of bedrooms. Both balconies face south. Stainless steel appliances, central air condition included. Walking distance to the new school, Jean Steckle P.S. Minutes to all the amenities, highway, Williamsburg shopping plaza, Sunrise shopping mall, Good life fitness, Sobey, MacDonald, community centre etc. Please book all showings through ShowingTime. 24 hour irrevocable for the offer. The Floor Plan in file of Supplement. The Status Certificate will be provided upon the request. The deposit must be bank draft.

Property Features Features/Amenities:

Greenbelt/Conservation, Library, Major Highway, Rec./Commun.Centre Area Features:

Other Structures: Playground

Fridge, Stove, Dishwasher, Washer, Dryer, Central Air Condition. Inclusions:

Exclusions: None.

Elem Schools: Jean Steckle P.S. Sec Schools: Huron Heights S. S.

Tax and Financial Information

3012060011026900000 Roll#: Assessment: \$216,000/2016 Survey:

Pin# Taxes: \$2.221/2017 Private Entrance:

Legal Desc: UNIT 98, LEVEL 2, WATERLOO STANDARD CONDOMINIUM PLAN NO 566 AND ITS APPURTENANT

INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS STE OUT IN SCHEDULE A AS IN

WR916042 CITY OF KITCHENER

Location: Urban Fronting On: South HST Applicable: Included

Condominium Information

Property Management Contact: Millcreek Management Inc./Candy Inthavongky/519-621-6548

Status Certificate: Yes Locker: Corp.#: (519) 621-6548 None

Condo Fee: \$125.61 Balcony: Enclosed Locker #:

Included in Fees: Building Insurance, Common Elements, Exposure: Number Shares (Timeshare): South

Exterior Maintenance, Parking, Property

Management Fees

Condo Fee Rmks: Pets Permitted: Yes

Condo Amenities: Visitor Parking

Rooms Information

Level Dimens Imperial Level Dimens Imperial **Features** Room Features Room Great Room 20' 1" X 10' 0" Walkout to Balcor Kitchen / Dining 2 12' 0" X 9' 1'

Bathroom Bedroom Laundry Room	2 3 9' 11" 3	X 8' 5"	2-Piece Walkout to Balcor 4-Piece	Master Bedro Bathroom	oom 3 3	11' 4" X 11' 1"	4-Piece
Listing Information							
Commence Date: Sign: References:	05/31/2017	Deposit: Lockbox: Application	10000 n Required:	Buy Option: Possession: Employment	Letter:	CDOM: SPIS: Posession:	13 No/No Flexible
Sold Information							
Original List Price: Sold Price:	\$299,900 \$350,000	SP\$/SQFT: Close Date		LP\$/SQFT: SP/LP:	\$311.42 116.71%	DOM:	13

Prepared By: SATOMI FUMITSUKI, Salesperson SMART FROM HOME REALTY LIMITED Client Full One Page Report Date Printed: 09/18/2017

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