



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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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**
Region: Waterloo DOM: 13
Municipality: 3 - Kitchener West
Neighbourhood: 334 - Huron Park
Bldg Type/Style: Townhouse/Stacked Townhouse
Age/Yr Built: 0-5 Years/2015 Basement: No
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
Sq.Ft/Source: 963/Public Records Tot Bdrms: 2 (2+0)
Sq Ft Range: 501 to 1000 Bathrooms: 1.1
Acres/Range: Lot Front:
Taxes/Year: \$2,221/2017 Lot Depth:
Irregularities: Lot Shape:
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
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:	None	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	None
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	0.0/None	Total Parking Spaces:	1	VisitAble:	
#/Driveway/Type:	1.0/Lane/Alley/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Energy Cert Level:		Freehold w/Com Elem Fee:	
Recreational Use:	No	Elevator YN:	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, Sunrize 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:

Area Features: Greenbelt/Conservation, Library, Major Highway, Rec./Commun.Centre
Other Structures: Playground
Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Air Condition.
Exclusions: None.
Elem Schools: Jean Steckle P.S. Sec Schools: Huron Heights S. S.

Tax and Financial Information

Roll#: 3012060011026900000 Assessment: \$216,000/2016 Survey:
Pin#: Taxes: \$2,221/2017 Private Entrance:
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Location: Urban Fronting On: South HST Applicable: Included

Condominium Information

Property Management Contact: Millcreek Management Inc./Candy Inthavongky/519-621-6548
Corp.#: (519) 621-6548 Status Certificate: Yes Locker: None
Condo Fee: \$125.61 Balcony: Enclosed Locker #: Number Shares (Timeshare):
Included in Fees: Building Insurance, Common Elements, Exterior Maintenance, Parking, Property Management Fees Exposure: South
Condo Fee Rmks: Pets Permitted: Yes
Condo Amenities: Visitor Parking

Rooms Information

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

Bathroom	2		2-Piece	Master Bedroom	3	11' 4" X 11' 1"
Bedroom	3	9' 11" X 8' 5"	Walkout to Balcor	Bathroom	3	4-Piece
Laundry Room	3		4-Piece			

Listing Information

Commence Date:	05/31/2017	Deposit:	10000	Buy Option:	CDOM:	13
Sign:		Lockbox:		Possession:	SPIS:	No/No
References:		Application Required:		Employment Letter:	Possession:	Flexible

Sold Information

Original List Price:	\$299,900	SP\$/SQFT:	\$363.45	LP\$/SQFT:	\$311.42	DOM:	13
Sold Price:	\$350,000	Close Date:	08/31/2017	SP/LP:	116.71%		

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