



SATOMI FUMITSUKI
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SMART FROM HOME REALTY LIMITED



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1333 OLD ZELLER Drive Single Family/Freehold/Sale
Kitchener, ON N2A 0C6

Price: \$524,900
Sold Price: \$519,000



MLS®#: 30585916 Status: **Sold Closed**
Region: Waterloo DOM: 28
Municipality: 2 - Kitchener East
Neighbourhood: 232 - Idlewood/Lackner Woods
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years/2011 Basement: Yes
Legal Desc: PART BLOCK 22, PLAN 58M-364, BEING PART 64 ON 58R-15709 CITY OF KITCHENER
Sq.Ft/Source: 1,780/Public Records Tot Bdrms: 3 (3+0)
Sq Ft Range: 1501 to 2000 Bathrooms: 2.1
Acres/Range: < 0.5 Lot Front: 29.99 Feet
Taxes/Year: \$4,020/2017 Lot Depth: 114.83 Feet
Irregularities: Lot Shape: Rectangular
Heat: Gas/Forced Air Sewer: Sewer (Municipal)
Water: Municipal/
Brokerage: PEAK REALTY LTD.
CrossSt/Dir: Zeller Dr.

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:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.5/Attached	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Single Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks
ACCEPTED OFFER - PENDING SOLD AWAITING DEPOSIT CHEQUE Welcome Home to 1333 Old Zeller Dr., your wonderful family home in a great neighbourhood. This 3 bedroom, 3 bathroom home has been meticulously maintained and has so much to offer. Your open concept main floor is ideal for family life adorned with ceramic tile, hardwood flooring and 9' ceilings. The kitchen is beautiful with dark cabinetry, an island with a breakfast bar, a dining room and is open to the living room with plenty of space for all your entertaining needs. Upstairs you will find your great room which provides you with a second living area to enjoy those family nights at home. Your master bedroom is ample with a large walk-in closet and ensuite. Two other bedrooms and a 4-piece bathroom completes this level of the home. Other features include in-wall speakers and California shutters throughout, central vacuum, and wall mounted cable and power outlets. Outside you will find concrete walkways, a beautiful inner-locking brick patio with a gas hook up for your bar-b-que making entertaining with family and friends a breeze. Let the kids play on the playground in the fully fenced backyard as you relax on the patio. Close to parks, greenspace, public transit, schools and more. Don't miss your opportunity to own this great home!

Property Features

Features/Amenities: Auto Garage Door Remote(s), Central Vacuum, Sump Pump, Water Softener /
Area Features: Greenbelt/Conservation, Library, Park, Place of Worship, Public Transit, Quiet Area, Rec./Commun.Centre, River/Stream, Schools, Skiing
Other Structures: Playground, Shed
Inclusions: Stainless Steel fridge, stove and dishwasher, California shutters, window treatments, washer and dryer.
Exclusions: Water barrel, fridge in garage, upright freezer in cold room, decorative shelving, TV mount in living room, book shelves in living room and loft, coat rack/hooks at front entrance.
Elem Schools: Lackner St. John Paul Sec Schools: Grand River St. Mary's

Tax and Financial Information

Roll#:	301206001632202	Assessment:	\$348,750/2017	Survey:	None
Pin#:	227135121	Taxes:	\$4,020/2017	Private Entrance:	
Legal Desc:	PART BLOCK 22, PLAN 58M-364, BEING PART 64 ON 58R-15709 CITY OF KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	20' 2" X 10' 11"		Dining Room	M	9' 6" X 10' 8"	
Kitchen	M	9' 5" X 9' 7"		Bathroom	M		2-Piece
Family Room	2	13' 5" X 14' 5"		Bedroom	2	14' 4" X 8' 11"	
Bedroom	2	9' 9" X 9' 0"		Master Bedroom	2	13' 7" X 11' 6"	Walk-in Closet
Bathroom	2		4-Piece	Ensuite	2		3-Piece
Laundry Room	B			Storage Room	B		
Other	B	37' 10" X 19' 7"					

Listing Information

Commence Date:	07/11/2017	Deposit:	10000	Buy Option:	CDOM:	28
Sign:	Yes	Lockbox:	Yes	Possession:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	

Sold Information

Original List Price:	\$549,900	SP\$/SQFT:	\$291.57	LP\$/SQFT:	\$294.89	DOM:	28
Sold Price:	\$519,000	Close Date:	09/15/2017	SP/LP:	98.88%		

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

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