



SATOMI FUMITSUKI
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 SMART FROM HOME REALTY LIMITED



104 Brookfield Crescent Single Family/Freehold/Sale
 Kitchener, ON N2E0A7

Price: \$370,000



MLS®#: 30594763 Status: **Sold Pending**
 Region: Waterloo DOM: 7
 Municipality: 3 - Kitchener West
 Neighbourhood: 333 - Laurentian Hills/Country Hills W
 Bldg Type/Style: Townhouse/2 Storey
 Age/Yr Built: 6-15 Years/2008 Basement: Yes
 Legal Desc: Part Block 12, Plan58M-443 being PTS 64, 196,197,198 ON58R-15971, kitchener. S/T easement over parts 196,197,198 ON 58R-15971 in favour of said block being parts of 65&199,66&200,67&201&202 ON 58R-15971 as in WR345724. S/T easement in gross over parts196*
 Sq.Ft/Source: 1,302/Other Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1001 to 1500 Bathrooms: 1.1
 Acres/Range: < 0.5 Lot Front: 26.00 Ft
 Taxes/Year: \$2,971/2017 Lot Depth: 98.00 Ft
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air Sewer: Sewer (Municipal)
 Water: Municipal/Unknown
 Brokerage: RE/MAX TWIN CITY REALTY INC.
 CrossSt/Dir: Block line to Rittenhouse to Brookfield

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:	Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:	In-Suite	UFFI:		Retire Comm:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	2	VisitAble:	
#/Driveway/Type:	1.0/Private Single Wide/Asphalt	Assigned Spaces:		Addl Month Fees:	\$60
Parking:	Asphalt	Soil Type:	Other	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	Yes

Remarks
 Great location close to schools, shopping and public transit. Perfect for 1st time buyer, family or investor. Clean spacious 3 bedroom end unit town home. Garage and driveway parking for 2 + visitor parking as well. Fully fenced and nice deck off and the eat in kitchen. clean and well kept, this one will go quick. Book your showing today. Not holding offers so don't wait!

Property Features

Features/Amenities: Auto Garage Door Remote(s), Central Vacuum, Water Softener /
 Area Features: Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools
 Inclusions: Reverse osmosis filtration, fridge, stove, dishwasher, washer and dryer. window coverings, garage remotes. second fridge downstairs freezer negotiable.
 Exclusions: Microwave.

Tax and Financial Information

Roll#:	301204005151105	Assessment:	\$257,750/2017	Survey:	Unknown
Pin#:		Taxes:	\$2,971/2017	Private Entrance:	
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Location: Urban Fronting On: HST Applicable: No
 Property Management Contact: Ashleigh Appleton/5195683083

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Bathroom	M		2-Piece	Kitchen	M	10' 0" X 8' 11"	
Dinette	M	7' 9" X 10' 0"		Living Room	M	12' 2" X 13' 3"	
Foyer	M		Other	Master Bedroom	2	12' 6" X 14' 10"	
Bedroom	2	8' 11" X 10' 0"		Bedroom	2	12' 0" X 10' 6"	
Bathroom	2		4-Piece				

Listing Information

Commence Date:	08/16/2017	Deposit:	5000.00	Buy Option:	CDOM:	7
Sign:		Lockbox:	Yes	Possess. Dt:	SPIS:	No/No
References:		Application Required:		Employment Letter:	Possession:	Flexible

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