



**SATOMI FUMITSUKI**  
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 SMART FROM HOME REALTY LIMITED

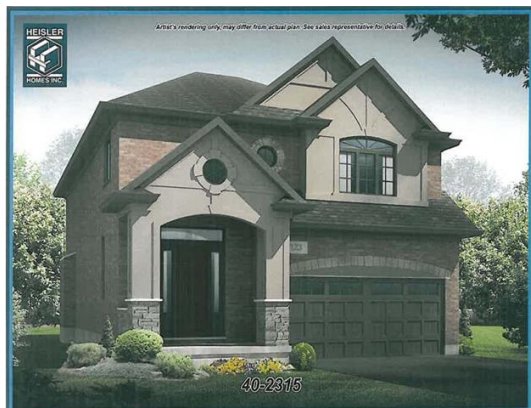


312 Grey Silo Road  
 Waterloo, ON N2K 0E2

Single Family/Freehold/Sale

Price:

\$605,383



MLS® #: 30502236 Status: Expired  
 Region: Waterloo DOM: 156  
 Municipality: 1 - Waterloo East  
 Neighbourhood: 118 - Colonial Acres/East Bridge  
 Bldg Type/Style: Detached/2 Storey  
 Age/Yr Built: New Basement: Yes  
 Legal Desc: LOT 283 PLAN 58M-506  
 Sq. Ft./Source: 2,315/Builder plans Tot Bdrms: 3 (3+0)  
 Sq Ft Range: 2001 to 3000 Bathrooms: 2.1  
 Acres/Range: < 0.5 Lot Front: 46.00 Feet  
 Taxes/Year: \$/2015 Lot Depth: 121.00 Feet  
 Irregularities: x 115 x 23 Lot Shape: Reverse Pie  
 Heat: Gas/Forced Air  
 Water: Municipal/Unknown Sewer: Sewer (Municipal)  
 Brokerage: COLDWELL BANKER PETER BENNINGER REALTY  
 CrossSt/Dir: Millenium/Cider Mill

#### Property Details

Exterior:	Brick, Stone, Stucco (Plaster)	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:	None
Water Meter:		Wtr Sup Type:	Unknown	Pool:	None
Laundry Access:		UFFI:		Retire Comm:	
#/Type of Garage:	2.0/Attached, Inside Entry	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	2.0/Front Yard, Private Double Wide/Interlock	Assigned Spaces:	2	Addl Month Fees:	
Parking:	Interlock	Energy Cert Level:		Freehold w/Com Elem Fee:	Yes
Recreational Use:	No Elevator YN:	Soil Type:	Other		

Remarks  
 Beautiful all brick, stone and stucco 2 storey family home to be built by Heisler Homes in the exclusive new community of Carriage Crossing. Proximity to walking trails, golf course, recreation, expressway. Exceptional upscale standard finishes including 9' ceiling height, gourmet kitchen with soft close cabinetry & granite counters, spa ensuite with whirlpool tub & glass shower. Exterior front landscaping, interlock driveway, walkway, stone steps included in price as standard. In-house drafting allows for customization of plans. Other plans and lots available. Model home located at 302 Grey Silo Road. Open Mon-Thurs 4-7, Weekends 1-5. Current bonus of \$10,000 in additional upgrades to personalize your home.

#### Property Features

Features/Amenities: Central Vacuum Roughed-in, Sump Pump /  
 Area Features: Golf, Quiet Area, Rec./Commun.Centre

#### Tax and Financial Information

Roll#:	0000000000000000	Assessment:	\$/2015	Survey:	Available
Pin#:		Taxes:	\$/2015	Private Entrance:	
Legal Desc:	LOT 283 PLAN 58M-506	Fronting On:		HST Applicable:	Included
Location:	Urban				

#### Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Great Room	M	17' " X 15' 10"	Hardwood floor	Kitchen	M	14' " X 12' 6"	
Dining Room	M	12' 10" X 12' 6"	Hardwood floor	Laundry Room	M	8' " X 12' "	Walk-in Closet
Bathroom	M	6' " X 5' "	2-Piece	Pantry	M	8' " X 5' 5"	
Bedroom	2	10' 9" X 10' 4"	Walk-in Closet	Bedroom	2	12' 6" X 11' 5"	
Bathroom	2	6' " X 13' 2"	5+ Piece	Bedroom	2	15' " X 13' 2"	Walk-in Closet
Ensuite	2	10' 6" X 13' 2"	5+ Piece	Loft	2	10' 2" X 10' "	

#### Listing Information

Commence Date:	10/27/2015	Deposit:	5000	Buy Option:	CDOM:	156
Sign:	No	Lockbox:	No	Possess. Dt:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	
References:		Application Required:		Employment Letter:	Possession:	Other

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

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