



**SATOMI FUMITSUKI**  
 Cell: (519) 221-9371  
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 SMART FROM HOME REALTY LIMITED



445 Vine Street  
 Cambridge, ON N3H 2Y7

RES/Freehold/Sale

Price: \$369,000  
 Sold Price: \$350,888



MLS®#: 30599917 Status: **Sold Closed**  
 Region: Waterloo DOM: 68  
 Municipality: 15 - Preston  
 Neighbourhood: 53 - Preston South  
 Bldg Type/Style: Detached/2 Storey  
 Age/Yr Built: 51-99 Years Basement: Yes  
 Legal Desc: PT LT 22 BLK 2 PL 105 CAMBRIDGE AS IN WS644486; CAMBRIDGE  
 Sq.Ft/Source: 1,356/Public Records Tot Bdrms: 6 (5+1)  
 Sq Ft Range: 1001 to 1500 Bathrooms: 3.0  
 Acres/Range: < 0.5 Lot Front: 33.75 Feet  
 Taxes/Year: \$2,914/2017 Lot Depth: 155.00 Feet  
 Irregularities: 155.34ft.x33.83ft.x155.2Lot Shape: Irregular  
 Heat: Gas/Forced Air  
 Water: Municipal/ Sewer: Sewer (Municipal)  
 Brokerage: SMART FROM HOME REALTY LIMITED  
 CrossSt/Dir: Eagle St. S. & Waterloo St. S.

**Property Details**

Exterior:	Aluminum Siding, Brick	Heat Source:	Gas	Air Cond Type:	None
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Condition:	No
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	Coin Operated	UFFI:		Retire Comm:	
#/Type of Garage:	0.0/None		Total Parking Spaces: 4	VisitAble:	
#/Driveway/Type:	4.0/Lane/Alley/Asphalt		Assigned Spaces: 0	Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN: No	Soil Type:	Freehold w/Com Elem Fee: No	

Remarks  
 This Precious Century built all brick Duplex is located in a very quiet community, Preston, Cambridge with Two-Bedroom and Three-Bedroom including the loft. Deep lot with 155 feet, Carpet Free! Fresh painting through the house, Roof was replaced in 2015, Nature Gas furnace, finished basement and can be use as third unit. Laundry in the basement for both units. Four parking spaces in the back yard. Minutes to all the amenities, Riverside Park, down town Preston, #401 Express way. There is everything you for renting. You can rent out right way. Perfect for your investment!

**Property Features**

Features/Amenities:  
 Area Features: Library, Major Highway, Public Transit, Quiet Area, Rec./Commun.Centre, Schools  
 Inclusions: Three Stoves, Two Fridges, Washer, Dryer.  
 Exclusions: None.  
 Elem Schools: Preston P.S. St. Joseph Sec Schools: William G. Davis P.S.

**Tax and Financial Information**

Roll#:	30106100021082000000	Assessment:	\$269,000/2016	Survey:	None
Pin#:		Taxes:	\$2,914/2017	Private Entrance:	
Legal Desc:	PT LT 22 BLK 2 PL 105 CAMBRIDGE AS IN WS644486; CAMBRIDGE			HST Applicable:	Included
Location:	Urban	Fronting On:			

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	12' 4" X 9' 0"		Living Room	M	10' 0" X 10' 2"	
Bedroom	M	11' 3" X 10' 6"		Bedroom	M	9' 0" X 7' 8"	
Bathroom	M		3-Piece	Kitchen	2	8' 0" X 10' 2"	
Living Room	2	11' 4" X 10' 9"		Bedroom	2	12' 2" X 7' 4"	
Bedroom	2	10' 4" X 7' 4"		Bathroom	2		3-Piece
Sunroom	2	0' 0" X 0' 0"		Bedroom	3	11' 6" X 9' 0"	
Loft	3	0' 0" X 0' 0"		Laundry Room	B		
Kitchen /Dining Room	B	0' 0" X 0' 0"		Bedroom	B	0' 0" X 0' 0"	
Bathroom	B		3-Piece				

**Listing Information**

Commence Date:	09/12/2017	Deposit:	15000	Buy Option:	CDOM:	68
Sign:	Yes	Lockbox:	Yes	Possess. Dt:	SPIS:	No/No
References:		Application Required:		Employment Letter:	Possession:	Immediate

**Sold Information**

Original List Price: \$434,900    SPS/SQFT: \$258.77    LP\$/SQFT: \$272.12    DOM: 68  
Sold Price: \$350,888    Close Date: 12/12/2017    SP/LP: 95.09%

Prepared By: SATOMI FUMITSUKI, Salesperson    Client Full One Page Report    Date Printed: 01/09/2018  
SMART FROM HOME REALTY LIMITED

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