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 SMART FROM HOME REALTY LIMITED



[515 Thornview Place](#)
 Waterloo, ON N2T 2V9

Single Family/Freehold/Sale

Price: \$549,700
 Sold Price: \$560,700

Sold Closed



MLS®#: 30593186 Status: **Sold Closed**
 Region: Waterloo DOM: 11
 Municipality: 4 - Waterloo West
 Neighbourhood: 441 - Erbsville/Laurelwood
 Bldg Type/Style: Detached/2 Storey
 Age/Yr Built: 16-30 Years/2000 Basement: Yes
 Legal Desc: PART BLOCK 10, PL 58M-116 DESIGNATED AS PARTS 7 & 47 ON 58R-11986. SUBJECT TO EASE LT32550 IN FAVOUR OF THE CORPORATION OF THE CITY OF WATERLOO AND UNION GAS LIMITED OVER PART 47 ON 58R-11986; WATERLOO
 Sq.Ft/Source: 1,700/Public Records Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1501 to 2000 Bathrooms: 3.1
 Acres/Range: < 0.5 Lot Front: 30.47 Feet
 Taxes/Year: \$4,278/2017 Lot Depth:
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air Sewer: Sewer (Municipal)
 Water: Municipal/
 Brokerage: RE/MAX TWIN CITY REALTY INC.
 CrossSt/Dir: Erbsville Rd/Willow Wood/Woodlawn to Thornview

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Fully Finished	Heat Type:	Forced Air	Air Condition:	Yes
Foundation:	Poured Concrete	Sewers:	Sewer (Municipal)	Fireplaces:	1 Natural Gas
Roof:	Asphalt Shingle/2014	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:		Retire Comm:	
#/Type of Garage:	1.5/Attached	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:		Add Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks

Beautiful 2 story, 1,700 square foot home on a quiet crescent in HIGHLY SOUGHT AFTER Laurelwood District in west end Waterloo. Open concept Main floor is very bright and spacious with hardwood throughout. The master bedroom, in addition to boasting a walk-in closet and ensuite bathroom, is bright and airy with a cathedral ceiling and bright windows. Large private backyard with tree and deck. The fully finished basement also boasts a full 4-piece bathroom. Stainless Steel appliances are included. 4 bathrooms! Roof replaced in 2014, New kitchen range hood in 2014. New garage door & remote in 2015. Laurelwood is a highly sought after area in Waterloo. Book your viewing soon! Quick closing possible!

Property Features

Features/Amenities: Auto Garage Door Remote(s), Sump Pump, Water Softener /
 Area Features: Cul de Sac/Dead End, Park, Public Transit, Quiet Area, Schools, Wooded/Treed
 Other Structures: Fence - Full
 Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer. All working, but sold "as-is".
 Elem Schools: Laurelwood (P), St. Nicholas Sec Schools: Sir John A. Macdonald (S)

Tax and Financial Information

Roll#:	3016040020032060000	Assessment:	\$407,000/2016	Survey:	None
Pin#:	226811397	Taxes:	\$4,278/2017	Private Entrance:	
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Location:	Urban	Fronting On:	South	HST Applicable:	Yes

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Foyer	M	11' 0" X 5' 0"		Bathroom	M	5' 1" X 5' 5"	2-Piece
Kitchen	M	8' 7" X 12' 7"		Dining Room	M	17' 2" X 8' 3"	
Living Room	M	10' 10" X 18' 0"		Bathroom	2	9' 2" X 6' 1"	4-Piece
Bedroom	2	9' 3" X 13' 11"		Bedroom	2	12' 10" X 11' 2"	
Master Bedroom	2	16' 9" X 14' 3"		Ensuite	2	9' 2" X 6' 7"	3-Piece
Bathroom	B	4' 10" X 10' 6"	4-Piece	Cold Room	B	8' 5" X 3' 10"	
Laundry Room	B	12' 2" X 8' 4"		Recreation Room	B	17' 7" X 19' 3"	

Listing Information

Commence Date:	09/07/2017	Deposit:	10000	Buy Option:	CDOM:	11
Sign:	Yes	Lockbox:	Yes	Possess. Dt:	SPIS:	No/No
References:		Application Required:		Employment Letter:	Possession:	Immediate

Sold Information

Original List Price:	\$549,700	SP\$/SQFT:	\$329.82	LP\$/SQFT:	\$323.35	DOM:	11
Sold Price:	\$560,700	Close Date:	10/27/2017	SP/LP:	102.00%		

Prepared By: SATOMI FUMITSUKI, Salesperson
SMART FROM HOME REALTY LIMITED

Client Full One Page Report

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