



SATOMI FUMITSUKI
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 SMART FROM HOME REALTY LIMITED



526 Commonwealth Crescent
 Kitchener, ON N2E4K1

RES/Freehold/Sale

Price: \$459,000
 Sold Price: \$453,000



Sold Closed

MLS®#: 30601288 Status: **Sold Closed**
 Region: Waterloo DOM: 22
 Municipality: 3 - Kitchener West
 Neighbourhood: 333 - Laurentian Hills/Country Hills W
 Bldg Type/Style: Detached/2 Storey
 Age/Yr Built: 6-15 Years/2006 Basement: Yes
 Legal Desc: LOT 69, PLAN 58M-344; CITY OF KITCHENER S/T EASEMENT FOR ENTRY AS IN WR257049
 Sq.Ft/Source: 1,555/Public Records Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1501 to 2000 Bathrooms: 1.1
 Acres/Range: < 0.5 Lot Front: 30.03 Ft
 Taxes/Year: \$3,513/2017 Lot Depth: 114.83 Ft
 Irregularities: Lot Shape: Square
 Heat: Gas/Forced Air Sewer: Sewer (Municipal)
 Water: Municipal/
 Brokerage: ROYAL LEPAGE WOLLE REALTY
 CrossSt/Dir: Fischer-Hall/ Max Becker

Property Details

Exterior:	Brick, Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	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:		UFFI:		Retire Comm:	
#/Type of Garage:	1.0/Built-In		Total Parking Spaces: 3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt		Assigned Spaces:	Addl Month Fees:	
Parking:	Asphalt		Soil Type: Clay	Energy Cert Level:	
Recreational Use:	No Elevator YN: No			Freehold w/Com Elem Fee: No	

Remarks

CHEAPER THAN TOWNHOUSE!!! Bright cozy home backing onto greenspace/school (no backyard neighbours), Kids friendly community, Open concept main floor with a large living room, Kitchen and dinette area, Sliders to large 2 tier deck+bench and 10x8ft shed, Maple railings, Maple Hardwood & Ceramics on main floor, Spacious +bright staircase to 2nd level. heavy Berber + thick underpad on 2nd level, Master bedroom with 2 large walk-in closets + 2 More good size room, Large Recrm finished with laminate wood floor +pot lights &Built In bar. Included, Fridge, Stove,Dishwasher, Washer,Dryer,Water Softener, AC, Auto Garage Door Opener, remotes, blinds and Shed.FRESHLY PAINTED,RENOVATED BATHROOM. Walking distance to school of Williamsburg P.S, Sobey, McDonald, Goodlife fitness, Community Centre. Minutes to highway 8, Sunrise Shopping Mall.

Property Features

Features/Amenities: Auto Garage Door Remote(s), Sump Pump, Water Softener /
 Area Features: Golf, Hospital, Library, Park, Public Transit, Quiet Area, Schools
 Other Structures: Shed
 Inclusions: Fridge, Stove,Dishwasher, Washer,Dryer,Water Softener, AC, Auto Garage Door Opener and remotes,Blinds and shed.
 Elem Schools: WILLIAMSBURG PUBLIC Sec Schools: CAMERON HEIGHTS SCHOOL

Tax and Financial Information

Roll#:	301206001122436	Assessment:	\$304,750/2017	Survey:	None
Pin#:	227273740	Taxes:	\$3,513/2017	Private Entrance:	
Legal Desc:	LOT 69, PLAN 58M-344; CITY OF KITCHENER S/T EASEMENT FOR ENTRY AS IN WR257049				
Location:	Rural	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	16' 6" X 11' 0"		Dining Room	M	10' 0" X 9' 10"	
Kitchen	M	11' 2" X 9' 4"		Dinette	M	9' 4" X 8' 2"	
Foyer	M	10' 2" X 6' "		Bathroom	M		2-Piece
Master Bedroom	2	14' 10" X 11' 0"		Bedroom	2	11' 6" X 11' 0"	
Bedroom	2	11' 0" X 10' 0"		Bathroom	2		4-Piece
Recreation Room	B	20' 0" X 15' 0"					

Listing Information

Commence Date:	09/19/2017	Deposit:	10000	Buy Option:	CDOM:	22
Sign:	Yes	Lockbox:	Yes	Possess. Dt:	SPIS:	No/No
Income Potential:	No	Payment:	/	Furnished:	Private:	
References:		Application Required:		Employment Letter:	Possession:	Flexible

Sold Information

Original List Price: \$459,000 SP\$/SQFT: \$291.32 LP\$/SQFT: \$295.18 DOM: 22
Sold Price: \$453,000 Close Date: 11/15/2017 SP/LP: 98.69%

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report Date Printed: 11/21/2017
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