



SATOMI FUMITSUKI
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 SMART FROM HOME REALTY LIMITED



663 COMMONWEALTH
Crescent

RES/Freehold/Sale

Price: \$459,000

Kitchener, ON N2E 4J9

Sold Price: \$453,000

Sold Closed



MLS®#: 30598624 Status: **Sold Closed**
 Region: Waterloo DOM: 5
 Municipality: 3 - Kitchener West
 Neighbourhood: 333 - Laurentian Hills/Country Hills W
 Bldg Type/Style: Detached/2 Storey
 Age/Yr Built: 6-15 Years/2005 Basement: Yes
 Legal Desc: LOT 21, PLAN 58 M-344, S/T EASE, WR 110401
 IN FAVOUR OF THE CORP. OF THE CITY OF
 KITCHENER OVER PT SAID LOT, BEING PT. 458R-
 14823; S/T RIGHT TO ENTER AS IN WR163388;
 CITY OF KITCHENER
 Sq.Ft/Source: 1,514/Public Records Tot Bdrms: 3 (3+0)
 Sq Ft Range: 1501 to 2000 Bathrooms: 2.1
 Acres/Range: .000 / < 0.5 Lot Front: 36.03 Feet
 Taxes/Year: \$3,460/2016 Lot Depth: 98.43 Feet
 Irregularities: Lot Shape: Rectangular
 Heat: Gas/Forced Air Sewer: Sewer
 Water: Municipal/ (Municipal)
 Brokerage: SMART FROM HOME REALTY LIMITED
 CrossSt/Dir: FISHER-HALLMAN ROAD / BLEAMS ROAD

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:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	None
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Attached	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:	2	Add Month Fees:	
Parking:	Asphalt			Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks
 Stunning, bright, cozy 3-bedroom, 3-bathroom single detached house located the most favorable, kids friendly community! Open concept with BIG great room, kitchen and dinette area, maple hardwood through out whole main floor. favorable family room in 2nd floor with maple hardwood flooring and cathedral ceiling. Wide frontage with 36' lot. En-suite with 4-piece in the master bedroom. Interlock patio with tent included ready for BBQ. Included all stainless fridge, stove, dishwasher, microwave with range hood, and washer, dryer, Central Vacuum set and patio tent. 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: Alarm System, Auto Garage Door Remote(s), Central Vacuum, Sump Pump, Water Softener /
 Area Features: Major Highway, Rec./Commun.Centre, Schools
 Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Water Softener, Central Air Condition, Central Vacuum, Auto Garage Door Opener Key Pad, Patio Tent.
 Exclusions: None.
 Elem Schools: Williamsburg P.S. John Sec Schools: Cameron Heights C.I. St. Mary's S.S.
 Sweeney Elementary

Tax and Financial Information

Roll#: 3012060011223400000 Assessment: \$333,000/2016 Survey: None
 Pin#: Taxes: \$3,460/2016 Private Entrance:
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Location: Rural Fronting On: HST Applicable: Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Great Room	M	10' 0" X 19' 0"		Dinette	M	9' 0" X 10' 0"	
Kitchen	M	9' 0" X 9' 0"		Bathroom	M		2-Piece
Family Room	2	11' 0" X 15' 0"		Master Bedroom	2	11' 0" X 16' 0"	
Ensuite	2		4-Piece	Bedroom	2	9' 0" X 11' 0"	
Bedroom	2	9' 0" X 9' 0"		Bathroom	2		4-Piece
Laundry Room	B						

Listing Information

Commence Date: 09/08/2017 Deposit: 15000 Buy Option: CDOM: 5

Sign:	Yes	Lockbox:	Yes	Possess. Dt:	SPIS:	Yes/No
References:		Application Required:		Employment Letter:	Possession:	1 - 29 Days

Sold Information

Original List Price:	\$459,000	SP\$/SQFT:	\$299.21	LP\$/SQFT:	\$303.17	DOM:	5
Sold Price:	\$453,000	Close Date:	11/08/2017	SP/LP:	98.69%		

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report Date Printed: 11/10/2017
SMART FROM HOME REALTY LIMITED

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