

17 Madeleine Street RES/Freehold/Sale
Kitchener, ON N2R 1V6

Price: **\$439,900**
 Sold Price: **\$430,000**



MLS® #: **30616995** Status: **Sold Closed**
 Region: **Waterloo** DOM: **16**
 Municipality: **3 - Kitchener West**
 Neighbourhood: **334 - Huron Park**
 Bldg Type/Style: **Townhouse/2 Storey**
 Age/Yr Built: **6-15 Years/2005** Basement: **Yes**
 Legal Desc: **LOT 269, PLAN 58M338, KITCHENER; S/T EASEMENT IN FAVOUR OF LTS 266-268 INCL. PL 58M338 OVER PT 30, 58R14923 AS IN WR163715;**
 Sq.Ft./Source: **1,360/Public Records** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **2.1**
 Acres/Range: **.000 / < 0.5** Lot Front: **28.22 Ft**
 Taxes/Year: **\$3,060/2017** Lot Depth: **103.82 Ft**
 Irregularities: **104.0ft.x28.27ft.x104.0ft** Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **SMART FROM HOME REALTY LIMITED**
 CrossSt/Dir: **Huron Rd. & Woodbine Ave.**

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:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Other	Total Parking Spaces:	3	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Asphalt	Assigned Spaces:	1	Addl Month Fees:	
Parking:	Asphalt	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	No

Remarks
Welcome to this bright and well layout end unit townhouse located in Huron Village. With nearly 2000 sqft finished living space the whole house is freshly renovated: brand new finished basement with recreation room, bath room, laundry room; brand new German made laminate flooring in the main floor and basement; new tiles in the powder room and hallway. Open concept kitchen, living and dinette area with new LED lighting fixtures and new kitchen faucet. Whole house fresh paint and professionally cleaned carpet makes this cozy home just like new. Widened driveway can fit 2 cars. Newer kitchen appliances and water softener (2015); Large deck with fully fenced backyard (Fence 2015). Walking distance to Huron Nature Area. Walking distance to Jean Steckle P.S.. Minutes to highway 8, 401 express and Sunrise shopping center. A planned new cutting edge Sport Complex in this area will be built in the near future.

Property Features

Features/Amenities: **Auto Garage Door Remote(s), Sewage Pump, Water Softener /**
 Area Features: **Arts Centre, Greenbelt/Conservation, Park, Public Transit, Schools**
 Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Water Softener, Auto Garage Door Remote(s).**
 Exclusions: **None**
 Elem Schools: **Jean Steckle P.S. Our Lady of Grace** Sec Schools: **Huron Heights S.S. St. Mary's S.S.**

Tax and Financial Information

Roll#:	06001170880000	Assessment:	\$285,000/2016	Survey:	None
Pin#:	226070672	Taxes:	\$3,060/2017	Private Entrance:	
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Location:	Urban	Fronting On:		HST Applicable:	Included

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	17' 3" X 11' 0"		Kitchen	M	8' 7" X 8' 6"	
Dinette	M	14' 3" X 8' 0"		Bathroom	M		2-Piece
Master Bedroom	2	17' 8" X 13' 3"		Bedroom	2	12' 1" X 8' 6"	
Bedroom	2	13' 2" X 8' 7"		Bathroom	2		4-Piece
Recreation Room	B	19' 7" X 12' 3"		Bathroom	B		3-Piece

Listing Information

Commence Date:	12/11/2017	Deposit:	15000	Buy Option:	CDOM:	16
Sign:	Yes	Lockbox:	Yes	Possess. Dt:	SPIS:	Yes/No
References:		Application Required:		Employment Letter:	Possession:	Immediate

Sold Information

Original List Price:	\$439,900	SP\$/SQFT:	\$316.18	LP\$/SQFT:	\$323.46	DOM:	16
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Sold Price: **\$430,000** Close Date: **02/23/2018** SP/LP: **97.75%**

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

Client Full One Page Report

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