



**SATOMI FUMITSUKI**  
Salesperson  
SMART FROM HOME REALTY LIMITED



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**SOLD@InspireOneStop.com**

54 PETER Street  
Kitchener, ON N2G 3J8

Single Family/Freehold/Sale

Price: \$449,900  
Sold Price: \$437,000



MLS®#: 30562693 Status: **Sold Closed**  
Region: Waterloo DOM: 18  
Municipality: 3 - Kitchener West  
Neighbourhood: 311 - Downtown/Rockway/S. Ward  
Bldg Type/Style: Detached/2 Storey  
Age/Yr Built: 51-99 Years Basement: Yes  
Legal Desc: PT LT 208 SUBDIV OF LT 17 GERMAN COMPANY TRACT KITCHENER AS IN 207799 S/T & T/W 207799 KITCHENER  
Sq.Ft./Source: 1,375/Public Records Tot Bdrms: 3 (3+0)  
Sq Ft Range: 1001 to 1500 Bathrooms: 2.1  
Acres/Range: < 0.5 Lot Front: 32.00 Feet  
Taxes/Year: \$2,972/2017 Lot Depth: 146.72 Feet  
Irregularities: Lot Shape: Irregular  
Heat: Gas, Other/Forced Air, Other  
Water: Municipal/ Sewer: Sewer (Municipal)  
Brokerage: SMART FROM HOME REALTY LIMITED  
Directions: Courtland Avenue East - Cross Street: Courtland Ave. E.

**Property Details**

Exterior:	Brick, Other	Heat Source:	Gas, Other	Air Condition:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air, Other	Air Cond Type:	Yes
Foundation:	Other	Sewers:	Sewer (Municipal)	Fireplaces:	
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:	Yes	Wtr Sup Type:		Pool:	None
Laundry Access:		UFFI:	Removed	Retire Comm:	
#/Type of Garage:	1.0/Detached	Total Parking Spaces:	2	VisitAble:	
#/Driveway/Type:	1.0/Mutual/Shared/Other	Assigned Spaces:	2	Add Month Fees:	
Parking:	Other	Soil Type:	Other	Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks  
You can't believe! 3 bedrooms & 3 bathrooms stunning house, with all brand NEW furnace, electric wires, pipes, and all the interiors, including brand NEW windows, interior doors, dry walls, bathrooms, lights, painting through the whole house! All floor is brand NEW hardwood, Carpet Free! All brand NEW appliances, Fridge, Stove, Dishwasher; Deep lot with 146.72Ft. Just Located in the centre of down town core, steps to all the amenities including new LRT, Farms Market, Library, Centre of Square, Cameron heights S.P., etc.

**Property Features**

Features/Amenities: Carpet Free /  
Area Features: Arts Centre, Hospital, Library, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools  
Inclusions: Fridge, Stove, Dishwasher, Air Condition.  
Exclusions: None.  
Elem Schools: Sec Schools: Cameron Height C.I.

**Tax and Financial Information**

Roll#:	30120400201150000000	Assessment:	\$253,000/2016	Survey:	No
Pin#:	225000091	Taxes:	\$2,972/2017	Private Entrance:	
Legal Desc:	PT LT 208 SUBDIV OF LT 17 GERMAN COMPANY TRACT KITCHENER AS IN 207799 S/T & T/W 207799 KITCHENER				
Location:	Urban	Fronting On:		HST Applicable:	Included

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	11' 2" X 12' 6"	Bay window, Hard	Dining Room	M	12' 9" X 11' "	Hardwood floor
Kitchen	M	10' 10" X 14' 9"	Hardwood floor	Bathroom	M		2-Piece
Mud Room	M			Master Bedroom	2	11' 8" X 10' 6"	Hardwood floor
Bedroom	2	11' 1" X 12' 0"	Hardwood floor	Bedroom	2	9' 3" X 10' 7"	Hardwood floor
Ensuite	2		4-Piece	Bathroom	2		4-Piece
Recreation Room	B	24' 0" X 10' 6"		Laundry Room	B		
Workshop	B						

**Listing Information**

Commence Date:	03/21/2017	Deposit:	10000	Buy Option:	CDOM:	18
Sign:	Yes	Lockbox:	Yes	Possession:	04/10/17 SPIS:	Yes/No

**Sold Information**

Original List Price:	\$449,900	SP\$/SQFT:	\$317.82	LP\$/SQFT:	\$327.20	DOM:	18
Sold Price:	\$437,000	Close Date:	05/01/2017	SP/LP:	97.13%		

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