



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



Office: (519) 880-8866
Cell: (519) 221-9371
Fax: (519) 886-0877

SOLD@InspireOneStop.com

509 FOREST GATE
Crescent
Waterloo, ON N2V 2X2

Single Family/Freehold/Sale

Price: \$750,000
Sold Price: \$931,000



MLS®#: 30565357 Status: **Sold Closed**
Region: Waterloo DOM: 2
Municipality: 4 - Waterloo West
Neighbourhood: 441 - Erbsville/Laurelwood
Bldg Type/Style: Detached/2 Storey
Age/Yr Built: 6-15 Years/2005 Basement: Yes
Legal Desc: LOT 45 PLAN 58M341, WATERLOO S/T EASE
WR100751, WR104265 ON PT 45 58R14788
Sq.Ft/Source: 2,416/Other Tot Bdrms: 4 (4+0)
Sq Ft Range: 2001 to 3000 Bathrooms: 3.1
Acres/Range: < 0.5 Lot Front: 74.00 Feet
Taxes/Year: \$6,672/2016 Lot Depth: 149.00 Feet
Irregularities: Lot Shape: Irregular
Heat: Gas/Forced Air Sewer: Sewer
Water: Municipal/ (Municipal)

Brokerage: RE/MAX REAL ESTATE CENTRE INC.
CrossSt/Dir: Erbsville

Property Details

Exterior:	Brick, Stone, 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:	Natural Gas
Roof:	Asphalt Shingle/	Water:	Municipal	Waterfront:	
Water Meter:		Wtr Sup Type:		Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	2.0/Attached	Total Parking Spaces:	4	VisitAble:	
#/Driveway/Type:	2.0/Private Double Wide/Concrete	Assigned Spaces:	2	Addl Month Fees:	
Parking:	Concrete	Soil Type:		Energy Cert Level:	
Recreational Use:		Elevator YN:	No	Freehold w/Com Elem Fee:	

Remarks

GORGEOUS EXECUTIVE HOME IN DESIRED LAURELWOOD LOCATION! THIS 4 BEDROOM, 4 BATHROOM HOME IS SPACIOUS WITH LOTS OF WINDOWS AND NATURAL LIGHT! WHEN YOU PULL UP TO THE HOME, YOU WILL LOVE THE STONE EXTERIOR AND CONCRETE DRIVE - VERY PRESTIGIOUS! THE YARD IS OVERSIZED WITH A CONCRETE PATIO; THE PERFECT PLACE TO ENTERTAIN. THE KITCHEN HAS EXTENDED CABINETRY, WITH GRANITE COUNTERTOPS WHICH OVERLOOKS THE BRIGHT GREAT ROOM WITH A GAS FIREPLACE; THE PERFECT ROOM FOR YOUR CHILDREN TO RELAX IN. THE MAIN FLOOR ALSO FEATURES A FORMAL DINING ROOM SPACE, AND AN EXTRA SITTING ROOM FOR READING OR DOING HOMEWORK. ALL FOUR BEDROOMS FEATURE HIGH CEILINGS, AND ARE A GREAT SIZE. THE ENSUITE IS STUNNING WITH IT'S SOAKER TUB, AND LARGE GLASS SHOWER! UPSTAIRS ALSO FEATURES AN OFFICE NOOK WITH CUSTOM BUILT-IN CABINETRY. THE BASEMENT WAS BUILDER FINISHED, AND HAS LOTS OF SPACE FOR ENTERTAINING, AS WELL AS AN EXTRA BATHROOM WITH A SHOWER! THIS HOME FEELS LIKE IT IS BRAND NEW! AAA!!!

Property Features

Features/Amenities: Auto Garage Door Remote(s), Water Softener /
Area Features: Greenbelt/Conservation, Quiet Area, Schools, Wooded/Treed
Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, TV MOUNT, WINE FRIDGE
Exclusions: TV
Elem Schools: Abraham Erb Public School Sec Schools:

Tax and Financial Information

Roll#:	3016040001165880000	Assessment:	\$648,000/2016	Survey:	None
Pin#:		Taxes:	\$6,672/2016	Private Entrance:	
Legal Desc:	LOT 45 PLAN 58M341, WATERLOO S/T EASE WR100751, WR104265 ON PT 45 58R14788				
Location:	Urban	Fronting On:		HST Applicable:	No

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	13' 4" X 11' 5"		Family Room	M	19' 9" X 14' 4"	
Living Room	M	11' 8" X 14' 0"		Dining Room	M	11' 8" X 13' 5"	Sliding doors
Laundry Room	M	8' 4" X 8' 6"		Bathroom	M		2-Piece
Master Bedroom	2	15' 8" X 14' 3"		Bedroom	2	11' 1" X 15' 3"	
Bedroom	2	14' 3" X 12' 8"		Bedroom	2	11' 2" X 15' 0"	
Bathroom	2		4-Piece	Ensuite	2		4-Piece
Recreation Room	B	22' 6" X 18' 9"		Hobby Room	B	11' 1" X 20' 6"	
Bathroom	B		3-Piece	Cold Room	B	18' 0" X 5' "	

Listing Information

Commence Date:	04/03/2017	Deposit:	25000	Buy Option:	CDOM:	2
Sign:	Yes	Lockbox:	No	Possession:	SPIS:	No/No

Sold Information

Original List Price:	\$750,000	SP\$/SQFT:	\$385.35	LP\$/SQFT:	\$310.43	DOM:	2
Sold Price:	\$931,000	Close Date:	07/05/2017	SP/LP:	124.13%		

Prepared By: SATOMI FUMITSUKI, Salesperson Client Full One Page Report Date Printed: 09/18/2017
SMART FROM HOME REALTY LIMITED

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