



KRISTYNA SWITALSKA
 RED AND WHITE REALTY INC.
 Cell: 519-500-0122
 Office Ph: (519) 804-9934

69 STIRLING Avenue S RES/Freehold/Sale
Kitchener, ON N2G 3N8

Price: **\$399,900**



MLS@#: **30762095** Status: **Active**
 Region: **Waterloo** DOM: **2**
 Municipality: **3 - Kitchener West**
 Neighbourhood: **311 - Downtown/Rockway/S. Ward**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **51-99 Years** Basement: **Yes**
 Legal Desc: **LT 175 PL 303 CITY OF KITCHENER**
 Sq.Ft/Source: **710/Public Records** Tot Bdrms: **2 (2+0)**
 Sq Ft Range: **501 to 1000** Bathrooms: **2.0**
 Acres/Range: **< 0.5** Lot Front: **40.01 Ft**
 Taxes/Year: **\$2,402/2019** Lot Depth: **110.11 Ft**
 Irregularities: Lot Shape: **Rectangular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RED AND WHITE REALTY INC.**
 CrossSt/Dir: **BETWEEN CHARLES ST AND COURTLAND AVE**

Property Details

Exterior:	Vinyl Siding	Heat Source:	Gas	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/ Fully Finished/ Separate Entrance	Heat Type:	Forced Air	Fireplaces:	
Foundation:	Concrete Block	Sewers:	Sewer (Municipal)	Waterfront:	
Roof:	Asphalt Shingle/2014	Water:	Municipal	Pool:	None
Water Meter:		Wtr Sup Type:		Retire Comm:	
Laundry Access:		UFFI:		VisitAble:	
#/Type of Garage:	0.0/None	Total Parking Spaces:	4	Add Month Fees:	
#/Driveway/Type:	4.0/Front Yard/Interlock	Assigned Spaces:		Energy Cert Level:	
Parking:	Interlock	# of Kitchens:	1	Freehold w/Com Elem Fee:	No
Recreational Use:		Soil Type:			
Remarks:					

Deceiving from outside but a WOW inside!!! Steps from the Light Rail Transit and walking distance to Kitchener's Farmer's Market, Rockway Gardens and Golf Course. Offering a backyard oasis retreat, access to the Iron Horse Trail, a detached workshop and 3 seasons sunroom. Lots of character with coved ceilings, arched doorways, and original trim. The finished and insulated attic adds extra space and could be used as a playroom/study room or extra space for your guests to sleep. Finished basement boasts a large rec room, bathroom with jacuzzi tub and the separate shower. Kitchen boasts hardwood cabinets and granite counters! This home is carpet free, move condition and updated from top to the bottom. All appliances included. Book your private viewing.

Property Features

Features/Amenities: **Carpet Free, Water Softener, Year Round Living /**
 Inclusions: **Washer, Dryer, Refrigerator, Stove, Dishwasher, Microwave, Water Softener**

Tax and Financial Information

Roll#:	301204001509007	Assessment:	\$216,250 / 2019	Survey:	None
Pin#:		Taxes:	\$2,402 / 2019	Private Entrance:	
Legal Desc:	LT 175 PL 303 CITY OF KITCHENER	Fronting On:		HST Applicable:	Included
Location:	Urban				

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Attic	M	24' 0" X 13' 11"		Master Bedroom	M	14' 0" X 9' 5"	
Bedroom	M	9' 0" X 8' 0"		Living Room/Dining Room	M	15' 0" X 13' 0"	
Kitchen	M	10' 0" X 8' 0"		Bathroom	M		4-Piece
Recreation Room	B	26' 0" X 10' 0"		Bathroom	B		4-Piece, Jetted Bathtub
Laundry Room	B			Cold Room	B		

Listing Information

Commence Date:	09/06/2019	Deposit:	10000	Buy Option:	
Sign:	Yes	Lockbox:	Yes	Possess. Dt:	
References:		Application Required:		Employment Letter:	
				SPIS:	No/No
				Possession:	60 - 89 Days

Prepared By: **KRISTYNA SWITALSKA, Salesperson**
RED AND WHITE REALTY INC.

Client Full One Page Report

Date Printed: **09/08/2019**