

For Your
Consideration . . .

Presented by:
MIKE MILOVICK, SALESPERSON
PRUDENTIAL GRAND VALLEY REALTY, BROKERAGE
519-745-7000

Mike@TeamMilovick.com



53 TWEEDSDALE ST
KITCHENER N2R1W2

List\$ \$274,900
Sold\$



Type: Single Detached
Style: 2 or More Storeys
Bedrooms: 3
Bathrooms: 3
Sq. Feet:
Age/Built: Up to 5 Years Old / 2006
Area: 03 - Kitchener West
Sub-Area: 0335 - Pioneer Park/Doon/Wyldwoods
Near: Huron Road
Virtual Tour: http://www.kwpanorama.com/kwreb_details.php?listing_id=461 RE/AC

Property Details

Parking: Single Garage
Driveway: Single Driveway, Asphalt Driveway
Exterior: Brick, Vinyl Siding
Roof Cover: Asphalt
Foundation: Poured Concrete
Features: Master Bedroom Ensuite, Patio/Deck, Central Air, Fenced Yard

Heat Source: Natural Gas
Heat System: Forced Air
Water: Municipal
Sewer: Municipal
Basement: Unfinished

Updates galore in this bright single detached home. Hardware and porcelain on main floor, large master with ensuite and walk-in closet. Fenced in landscaped yard. Unspoiled basement. Show with confidence!

Rooms / Level / Sizes

2 Pc Bathroom	2 5ft. 3in.x5ft. 0in.	Bedroom	3 10ft. 6in.x12ft. 6in.		
Living Room	2 10ft. 7in.x20ft. 11in.	Master Bedroom	3 12ft. 6in.x18ft. 2in.		
kitchen/dinette	2 8ft. 7in.x16ft. 8in.	ensuite	3 7ft. 7in.x6ft. 10in.		
garage	2 20ft. 3in.x10ft. 5in.	4 Pc Bathroom	3 8ft. 1in.x4ft. 11in.		
Bedroom	3 9ft. 7in.x12ft. 2in.				

Additional Property Information

Legal Description: LOT 128 PLAN 58M-346 KITCHENER
Lot Size: 34.48X98.95 FEET
Assessment: Roll# - 301206001123254 Amount/Year - \$200,000 / 2009
Taxes / Year: \$2,764 / 2009 Tax Codes:
Exclusions:

Property Size: Under 1/2 Acre
Zoning:
L.I. Taxes/Year:

Possession: 30-60 days
Acreage:
Survey / Year: Y / 2006
UFFI: N

Rented Equipment: Hot Water Heater

Sales Brochure: http://www.kwpanorama.com/kwreb_details.php?listing_id=461

Audio Link:

Listing Brokerage: PRUDENTIAL GRAND VALLEY REALTY