

For Your  
Consideration . . .

Presented by:  
ERIC KLIMSTRA, SALESPERSON  
PRUDENTIAL GRAND VALLEY REALTY, BROKERAGE  
519-745-7000  
-  
[eric@klimstra.com](mailto:eric@klimstra.com)



350 VICTORIA ST S  
KITCHENER N2M3A5

List\$ \$199,900  
Sold\$



Type: Single Detached  
Style: 2 or More Storeys  
Bedrooms: 3  
Bathrooms: 2  
Sq. Feet:  
Age/Built: Over 60 Years Old / 1925  
Area: 03 - Kitchener West  
Sub-Area: 0313 - Downtown Kitchener/West Ward  
Near: Patricia Ave  
Virtual Tour: [http://www.kwpanorama.com/kwreb\\_details.php?listing\\_id=427](http://www.kwpanorama.com/kwreb_details.php?listing_id=427) MLS#: 0941414 RE/AC

Property Details

Parking: Open  
Driveway: Single Driveway  
Exterior: Brick  
Roof Cover: Asphalt/ 1999  
Foundation: Poured Concrete  
Features: Fireplace, Patio/Deck, Rec Room, Central Air, Fenced Yard, Appliances Included, Satellite Dish  
Heat Source: Natural Gas  
Heat System: Forced Air  
Water: Municipal  
Sewer: Municipal  
Basement: Finished

Nicely updated home in central area close to UW School of Pharmacy. Major updates include: hi-eff furnace, a/c, gas fp, windows, updated electrical plumbing, newer roof, updated bathroom and many more. Home was previously a duplex and is a great candidate for an uptown turnkey investment.

Rooms / Level / Sizes

Laundry Room	1	Family Room	2 13ft. 3in.x8ft. 7in.	4 Pc Bathroom	3
3 Pc Bathroom	1	Florida/Sun Room	2 6ft. 6in.x18ft. 3in.		
Rec Room	1 8ft. 3in.x19ft. 3in.	Master Bedroom	3 11ft. 9in.x11ft. 0in.		
Living Room	2 10ft. 9in.x15ft. 0in.	Bedroom	3 9ft. 5in.x11ft. 5in.		
Kitchen	2 8ft. 11in.x11ft. 5in.	Bedroom	3 11ft. 8in.x8ft. 4in.		

Condo Information / Monthly Fees (if applicable)

Monthly Fee: Fee Includes:  
Unit Parking: Inside Rented - Outside Rented - Inside Owned/Exclusive Use - Outside Owned/Exclusive Use -  
Property Management: Contact: Phone:

Additional Property Information

Legal Description: PART LOT 103-105 PLAN 266 KITCHENER AS IN 909740;KITCHENER  
Lot Size: 40X90FT  
Assessment: Roll# - 301205000820200 Amount/Year - \$149,750 / 2009  
Taxes / Year: \$2,070 / 2009 Tax Codes:  
Exclusions: Small upright freezer and beer fridge on main floor.  
Possession: 30-60 days  
Property Size: Under 1/2 Acre Acreage:  
Zoning: Survey / Year: N  
L.I. Taxes/Year: UFFI: N  
Rented Equipment: Hot Water Heater

Listing Brokerage: PRUDENTIAL GRAND VALLEY REALTY