



Is Proud to Present...

**233 Cedarwoods Cres.**  
Kitchener, ON

**For Sale: \$687,000**



**Dan Elliott**  
**Sales Representative**  
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233 CEDARWOODS Crescent,  
Kitchener, Ontario

Asking \$687,000.00

For Sale By  
**Dan Elliott**  
Broker  
Peak Realty Ltd.

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**Mortgage Financing Options**

Downpayment	6.36% Down	10% Down	20% Down	35% Down
Amortization Period	25 year	25 year	25 year	25 year
Interest Rate*	3.79% Interest	3.79% Interest	3.99% Interest	3.79% Interest
Downpayment amount	\$43,700.00	\$68,700.00	\$137,400.00	\$240,450.00
First Mortgage	\$643,300.00	\$618,300.00	\$549,600.00	\$446,550.00
Insurance Premium	\$25,732.00	\$19,167.30	\$0.00	\$0.00
Total Mortgage	\$669,032.00	\$637,467.30	\$549,600.00	\$446,550.00
Monthly Payments	\$3,443.50	\$3,281.03	\$2,888.03	\$2,298.39
Monthly Taxes	\$254.41	\$254.41	\$254.41	\$254.41
Heat	\$100.00	\$100.00	\$100.00	\$100.00
Total Payment	\$3,797.91	\$3,635.44	\$3,242.44	\$2,652.80
Income Required	\$158,775.51	\$151,857.69	\$132,800.77	\$110,016.43

# 233 Cedarwoods Cres., Kitchener

**MLS:** 40230576  
**Taxes:** \$3,052.95/2021  
**Square Footage:** 1,700 SQFT  
**Year Built:** 1976  
**Type:** 2 Storey Detached

## Room Sizes:

Kitchen:	10' 0" x 11' 8",
Dining Room:	8' 3" x 11' 8"
Living Room:	11' 0" x 15' 3"
2 Bathrooms:	3-Piece (Basement), 4-Piece (2nd Floor)
Bedroom Primary:	11' 3" X 11' 10"
2 Bedrooms:	13' 0" X 10' 0" and 10' 0" X 8' 3" (2nd Floor)
Recreation Room:	10' 9" X 20' 10"
Sunroom:	10' 9" X 20' 10"
Laundry Room	

This tastefully decorated, detached home with a large private yard is a home buyer's dream! This ideal family home is finished top to bottom and situated in mature family-friendly neighbourhood. You will appreciate having 2 FULL bathrooms and 3 bedrooms. On the main floor you will appreciate the open concept space with large newer windows throughout. Off from the dining you have the large 3 season room with windows all around allowing unencumbered views of your large fully fenced yard. Stepping outside you will appreciate the interlocking patio that stretches across the entire width of the yard and the planters that stretch around the yard. As an added bonus you have 2 Full size sheds including one that is brick and concrete floor. The basement is fully finished with a large family room and large bathroom with a full sized 3x5 shower. Updates incl: furnace 2020 gutter guards 2012 Bathroom 2011, 40-year shingles 2007, Kitchen, 2nd bathroom, sliding door 2006, Laminate flooring throughout home 2016 (25 YR warranty), hardwood stairs, Water Softener 2021, stainless steel appliances 2020, Aggregate driveway 2017, & Corner shed 2017. This summer relax on your patio and enjoy your own personal oasis away from the hustle and bustle of life or try out your green thumb in the manicured gardens. Situated with convenient access to the highway, shopping at Fairway Mall, close to park, etc.

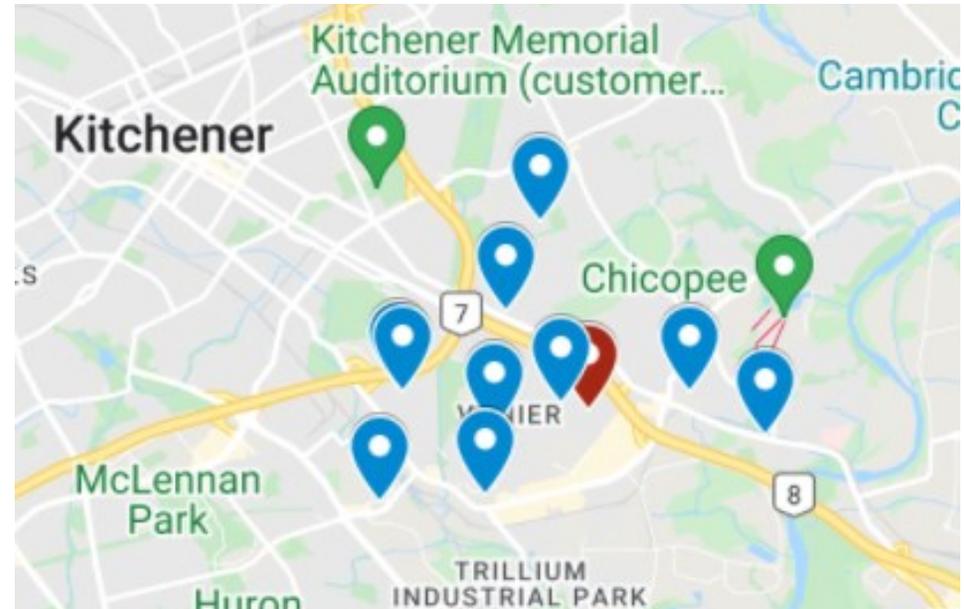
## Schools

### Catholic Schools

- St Aloysius Catholic Elementary School  
504 Connaught Street, Kitchener

### Public Schools

- Howard Robertson Public School  
130 Morgan Avenue, Kitchener
- One Forest Montessori School  
3328 King Street East, Kitchener
- Wilson Avenue Public School  
221 Wilson Avenue, Kitchener
- Sunnyside Public School  
1042 Weber Street East, Kitchener



\* Associated schools should be verified and are subject to change