

71 North Street West  
Otterville

JUST LISTED



Move-In Ready

1,510 Sq. Ft.

3 Bedrooms

2 Bathrooms

24' x 16' Shop



Offered at \$748,900



**MARIUS KERKHOFF**  
REAL ESTATE BROKER

**Ask.  
Marius**  
REAL ESTATE SERVICES

226.549.7733  
office@askmarius.ca



**HEATHER DEN BOER**  
SALES REPRESENTATIVE

# DETAILS

Water Softener

Concrete Patio

Paved Driveway

Stainless Steel Dishwasher

(2019)

Landscaped (2019)

Roof (2019)

A/C (2019)

Shop (2020)

Property Tax  
\$2,677.30

Execulink  
Fibre Optic

Gas - Enthbridge  
\$50/Month  
Summer  
\$90/Month  
Winter  
Hydro-ERTH Power  
\$250/Month



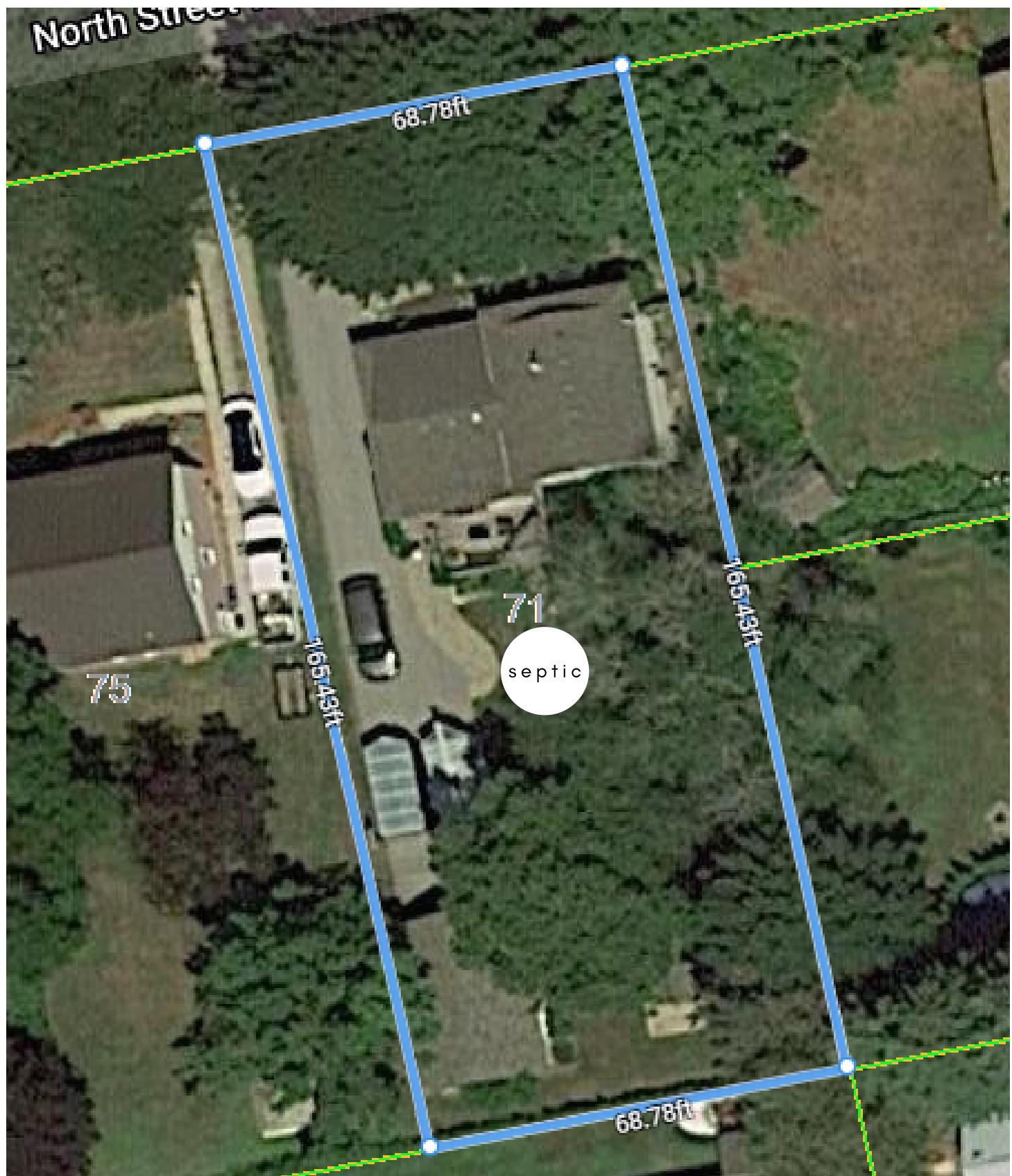
# MORTGAGE

Asking Price \$748,900

	6.66 %	10.00 %	20.00 %	30.00 %
Down payment	<u>\$49,890</u>	<u>\$74,890</u>	<u>\$149,780</u>	<u>\$224,670</u>
Mortgage insurance	\$27,960	\$20,894	\$0	\$0
<b>Total Mortgage Required</b>	<b>\$726,970</b>	<b>\$694,904</b>	<b>\$599,120</b>	<b>\$524,230</b>
Amortization period	25 years ▾	25 years ▾	25 years ▾	25 years ▾
Mortgage rate	1.39 % Select rate	1.39 % Select rate	1.39 % Select rate	1.39 % Select rate
Mortgage type	5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed
<b>Total Mortgage Payment</b>	<b>\$2,869</b>	<b>\$2,742</b>	<b>\$2,364</b>	<b>\$2,069</b>
Frequency	Monthly ▾			



# PROPERTY LINES & SEPTIC LOCATION



# 71 NORTH Street W, Otterville, Ontario N0J 1R0

Client Full  
**Active / Residential**

[71 NORTH St W Otterville](#)

MLS® #: 40060285  
 Price: **\$748,900**



## Oxford/6 - Norwich Township/Otterville Sidesplit/House

	Beds	Baths	Kitch
Lower		1	
Main			1
Second	3	1	

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Total: **1,510/Owner**  
 SF Range: **1001 to 1500**  
 Abv Grade Fin SF: **1,195.00/Owner**  
 Blw Grade SF: **315.00/Owner**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,677/2021**

### Remarks/Directions

Public Rmks: **If you are looking for a family home with nearly every update, on a quiet street across the road, this home is it! Within walking distance to 'The Falls' and downtown, this home is perfect for the small village life. The home has many updates including Roof (2019), Central Air (2019), Professional Landscaping with stone fire pit and concrete patios and walkways (2019), 16x24 heated shop/mancave (2020), and Stainless Steel Appliances (2019), a property with mature trees, oversized lot and fencing (2019). Throughout the home is new flooring, paint and the home is ready for a family to move in! This is certainly worth the look with its three bedrooms and four piece bathroom on the 2nd level, large rec room on the lower level, and an even larger rec room/office in the basement with a storage room. This is the perfect place to call home.**

Directions: **From Otterville Road onto Maple Street, Left onto North Street West**  
 Common Elements

### Exterior

Exterior Feat:	<b>Landscaped, Patio(s)</b>		
Construct. Material:	<b>Brick, Vinyl Siding</b>	Foundation:	<b>Poured Concrete</b>
Shingles Replaced:	<b>2019</b>	Prop Attached:	<b>Asphalt Shingle</b>
Year/Desc/Source:	<b>1994/Estimate/Estimated</b>	Apx Age:	<b>Detached</b>
Property Access:	<b>Municipal Road, Paved Road</b>	Rd Acc Fee:	<b>16-30 Years</b>
Other Structures:	<b>Shed</b>	Winterized:	<b>Fully Winterized</b>
Pool Features:	<b>None</b>		
Parking Features:	<b>Detached Garage, Private Single Driveway</b>		
Parking Spaces:	7	Driveway Spaces:	<b>6.0</b>
Garage Sp/Desc:	<b>1 Spaces</b>	Parking Assigned:	Carport Sp:
Services:	<b>Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone</b>		
Water Source:	<b>Municipal</b>	Water Tmnt:	<b>Water Softener</b>
Lot Size Area/Units:	<b>0.26/Acres</b>	Acres Range:	<b>&lt; 0.5</b>
Lot Front (Ft):	<b>68.60</b>	Lot Depth (Ft):	<b>165.00</b>
Location:	<b>Urban</b>	Lot Irregularities:	Acres Rent:
Area Influences:	<b>Golf, Landscaped, Library, Park, Place of Worship, Playground Nearby, Quiet Area, Ravine, River/Stream, School Bus Route, Schools, Shopping Nearby</b>		
View:		Retire Com:	<b>No</b>
Topography:	<b>Rolling, Wooded/Treed</b>	Fronting On:	<b>North</b>
Restrictions:	<b>Easement</b>		
High School:	<b>Rehoboth Christian School</b>		
Elementary School:	<b>Emily Stowe Public School</b>		

### Interior

Interior Feat:	<b>Air Exchanger, Central Vacuum, Water Softener</b>		
Security Feat:	<b>Smoke Detector(s)</b>	Basement Fin:	<b>Fully Finished</b>
Basement:	<b>Full Basement</b>		
Laundry Feat:	<b>In Bathroom, Lower Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Gas</b>		
Under Contract:	<b>Hot Water Heater</b>	Contract Cost/Mo:	
Lease to Own:	<b>None</b>		
Inclusions:	<b>Dishwasher, Dryer, Refrigerator, Stove, Washer</b>		
Exclusions:	<b>Projector Speakers in Shop</b>		

### Property Information

Common Elem Fee: **No**  
Legal Desc: **LT 8 S OF NORTH ST (FORMERLY PT LT 12 CON 8) PL 43; NORWICH**  
Zoning: **Residential**  
Assess Val/Year: **\$241,000/2021**  
PIN: **000560081**  
ROLL: **320201003024000**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **None/**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **5000**

Brokerage Information

List Date: **01/28/2021**  
List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE**  
Source Board: **Tillsonburg**

**Prepared By: MARIUS KERKHOFF, Broker**  
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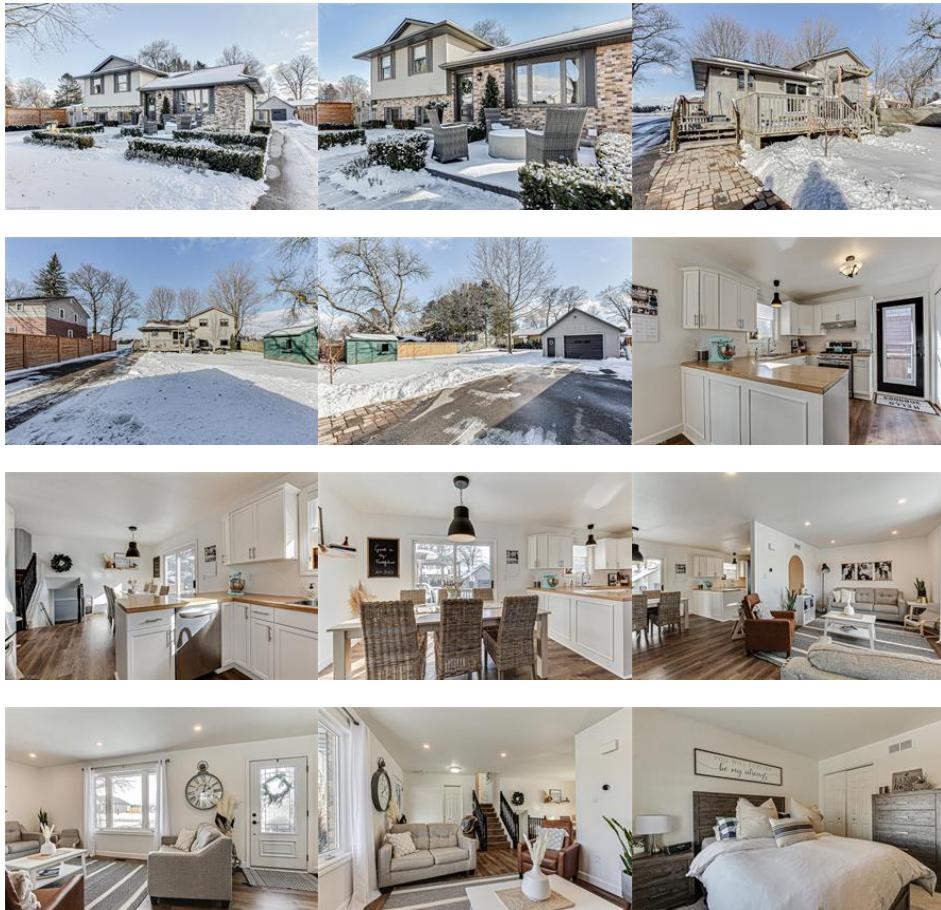
**Date Prepared: 01/29/2021**

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

**MLS® #: 40060285**

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	<b>10.4 x 12</b>	<b>3.05 m x 3.66 m</b>	
Dining Room	Main	<b>11.8 x 12</b>	<b>3.66 m x 3.66 m</b>	
Living Room	Main	<b>10.6 x 21.7</b>	<b>3.35 m x 6.71 m</b>	
Bedroom Primary	Second	<b>11.6 x 12</b>	<b>3.66 m x 3.66 m</b>	
Bedroom	Second	<b>8.9 x 11.6</b>	<b>2.74 m x 3.66 m</b>	
Bedroom	Second	<b>12.1 x 8.1</b>	<b>3.66 m x 2.44 m</b>	
Recreation Room	Lower	<b>14.6 x 15.2</b>	<b>4.57 m x 4.57 m</b>	
Recreation Room	Lower	<b>10.9 x 8.1</b>	<b>3.35 m x 2.44 m</b>	
Office	Basement	<b>16.1 x 15</b>	<b>4.88 m x 4.57 m</b>	
Utility Room	Basement	<b>7.2 x 13.6</b>	<b>2.13 m x 4.27 m</b>	
Bathroom	Second			<b>4-Piece</b>
Bathroom	Lower	<b>7.5 x 7.9</b>	<b>2.44 m x 2.44 m</b>	<b>3-Piece</b>

**MLS® #: 40060285**







YOUR HOME SALE DESERVES SOMETHING DIFFERENT...  
SOMETHING BETTER!



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a-b REALTY LTD  
BROKERAGE