



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

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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
Total Mortgage Required	\$726,970	\$694,904	\$599,120	\$524,230
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
Total Mortgage Payment	\$2,869	\$2,742	\$2,364	\$2,069
Frequency	<u>Monthly ▾</u>			



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

Interior


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

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

Date Prepared: 01/29/2021

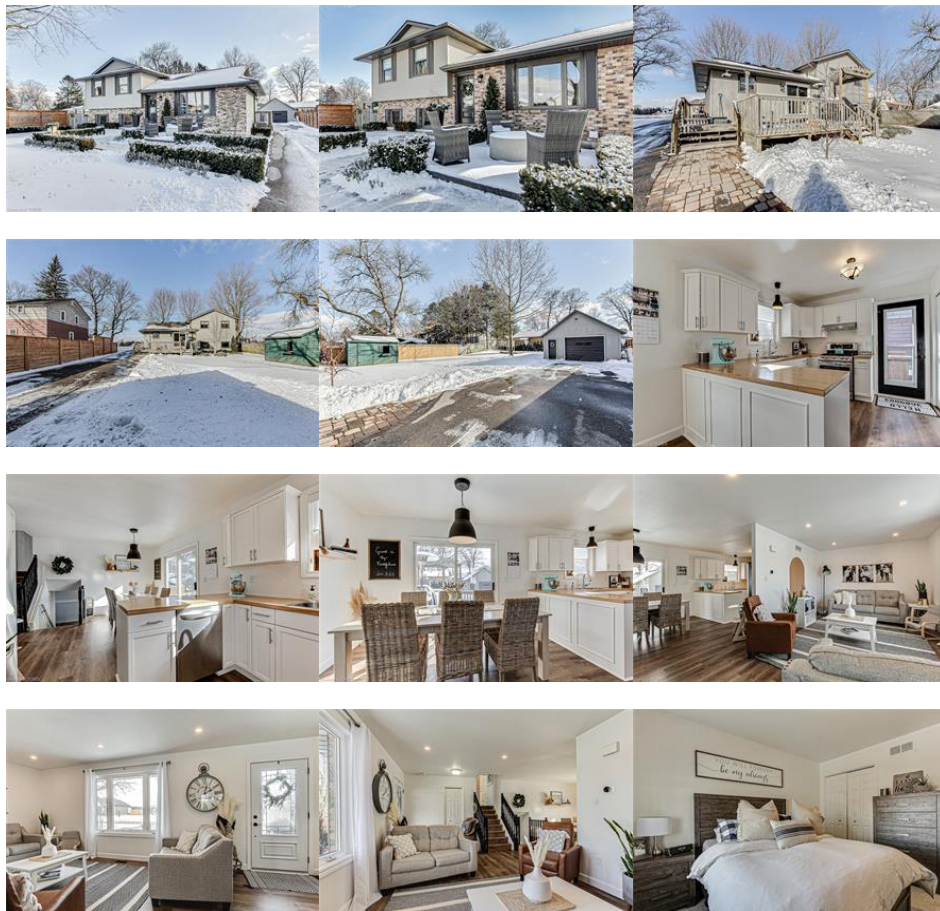
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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40060285

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

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



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