



7 August Crescent
Otterville

JUST LISTED



To be Built this
Spring

2,100 Sq. Ft.

3 Bedrooms

2.5 Bathroom

Open Fields
Behind



Offered at \$1,100,000



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Marius

REAL ESTATE SERVICES

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HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

Brick & Hardwood Exterior

Porch

Triple Car Garage

Fireplace

0.6 Acre

Fibre Optics

Garbage Collection

Natural Gas

Opportunity to make
changes to design
and layout

Nearby Amenities:
Otter Creek Golf Course
Library
Park
Place of Worship
Playground
Quiet Area
Otterville Dam

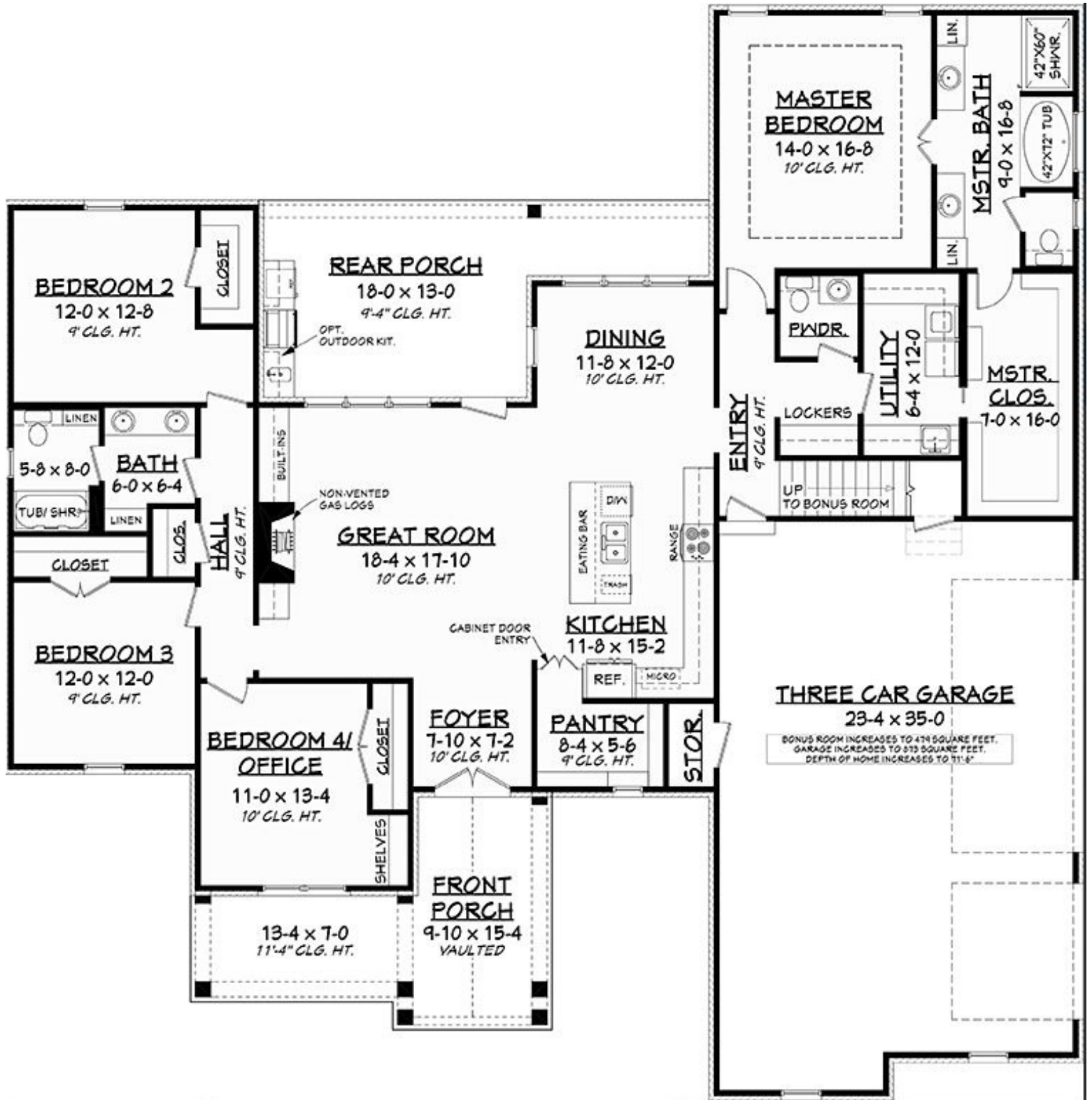


MORTGAGE

Asking Price	\$ 1,100,000.00			
	20%	25%	30%	35%
Down Payment	\$ 220,000.00	\$ 275,000.00	\$ 330,000.00	\$ 385,000.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 880,000.00	\$ 825,000.00	\$ 770,000.00	\$ 715,000.00
Amortization Period	25 Years	25 Years	25 Years	25 Years
Mortgage Rate	1.64%	1.64%	1.64%	1.64%
Mortgage Type	5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed
Total Mortgage Payment				
Per Month	\$ 3,575.00	\$ 3,352.00	\$ 3,128.00	\$ 2,905.00
Land Transfer Tax	\$ 18,475.00			
Provincial	\$ 18,475.00			
Municipal	\$ -			
Rebate	\$ -			



FLOOR PLAN



7 AUGUST Crescent, Otterville, Ontario N0J 1R0

Client Full
Active / Residential

7 AUGUST Cr Otterville

MLS® #: 40061950
 Price: \$1,100,000

Oxford/6 - Norwich Township/Otterville Bungalow/House



	Beds	Baths	Kitch
Main	4	4	1

Beds: 4 (4 + 0)
 Baths: 4 (3 + 1)
 SF Total: 2,300/Plans
 SF Range: 2001 to 3000
 Abv Grade Fin SF: 2,300.00/Plans
 Common Interest: Freehold/None
 Tax Amt/Yr: \$0/2020

Remarks/Directions

Public Rmks: **This custom farm house style home is to be built starting this spring time by Lecki Homes. With the modern colors, triple car garage, large lot, and open layout, this home will be stunning. With exposure to the setting sun, open fields in behind, this home and nearly 3/4 acre lot will be available with opportunity to make changes to the design and layout. Looking for small town living in a home built just for you? This is it!**

Directions: **From Otterville Road onto Grove Street, Left onto North Street, Right onto August Crescent**
 Common Elements

Exterior

Exterior Feat: **Porch**
 Construct. Material: **Brick, Hardboard**
 Shingles Replaced:
 Year/Desc/Source: **2021/To Be Built/Builder**
 Property Access: **Municipal Road, Paved Road**
 Other Structures:
 Pool Features: **None**
 Parking Features: **Attached Garage, Private Triple+ Driveway**
 Parking Spaces: **9** Driveway Spaces: **6.0**
 Garage Sp/Desc: **3 Spaces** Parking Assigned:
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring**
 Water Source: **Municipal-Metered** Water Tmnt:
 Lot Size Area/Units: **0.70/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **376.74** Lot Depth (Ft): **868.64** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Golf, Landscaped, Library, Park, Place of Worship, Playground Nearby, Quiet Area, River/Stream, School Bus Route, Schools, Shopping Nearby**
 View: **Clear** Retire Com: **No**
 Topography: **Rolling** Fronting On: **South**
 Restrictions: **None**
 Local Impvmt: **No**
 School District: **Grand Erie District School Board**
 High School: **Rehoboth Christian Schoolg**
 Elementary School: **Emily Stowe Public School**

Interior

Interior Feat: **Air Exchanger, Central Vacuum Roughed-in**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1** FP Stove Op: **Yes**
 Inclusions: **None**


Property Information

Common Elem Fee: **No** Local Improvements Fee: **No**
 Legal Desc: **LOT 16, PLAN 41M359 TOGETHER WITH AN EASEMENT OVER PART LOT 119, PLAN 388 DESIGNATED AS PART 3, PLAN 41R-9178 AS IN 406353 SUBJECT TO AN EASEMENT AS IN CO197124 TOWNSHIP OF NORWICH**
 Zoning: **R1** Survey: **Up-to-date/**

Assess Val/Year: **\$101,000/2021**
PIN: **000560557**
ROLL: **320201003002100**
Possession/Date: **Flexible/**

Hold Over Days:
Occupant Type: **Vacant**
Deposit: **50000**

Brokerage Information

List Date: **02/01/2021**
List Brokerage: **[RE/MAX a-b REALTY LTD, BROKERAGE](#)** 
Source Board: **Tillsonburg**

Prepared By: LYDIA HAKVOORT, Personal Assistant
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Date Prepared: 02/03/2021

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

MLS® #: 40061950

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Great Room	Main	18.4 x 17.1	5.49 m x 5.18 m	
Dining Room	Main	11.8 x 12	3.66 m x 3.66 m	
Kitchen	Main	11.8 x 15.2	3.66 m x 4.57 m	
Bedroom Primary	Main	14 x 16.8	4.27 m x 5.18 m	
Bathroom Primary	Main	9 x 16.8	2.74 m x 5.18 m	4-Piece
Utility Room	Main	6.4 x 12	1.83 m x 3.66 m	
Bathroom	Main			2-Piece
Bathroom	Main			3-Piece
Bedroom	Main	12 x 12.8	3.66 m x 3.96 m	
Bedroom	Main	12 x 12	3.66 m x 3.66 m	
Bedroom	Main	11 x 13.4	3.35 m x 3.96 m	
Bathroom	Main	6 x 6.4	1.83 m x 1.83 m	3-Piece