



13 River Oaks Drive
Otterville

JUST LISTED



Built in 2017

4,000 Sq. Ft.

3 Bedrooms

3 Bathrooms

Attached Double
Car Garage

Offered at \$1,100,000



MARIUS KERKHOFF
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REAL ESTATE SERVICES

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HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

Brick & Stucco Exterior

Deck

Patio

Double Car Garage

Shed

0.60 Acres

Landscaped

Lawn Sprinkler System

Heat (Union Gas)
\$165.39 / Month

Hydro (ERTH Power)
\$154.24 / Month

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



MORTGAGE

Asking Price \$ 1,100,000.00

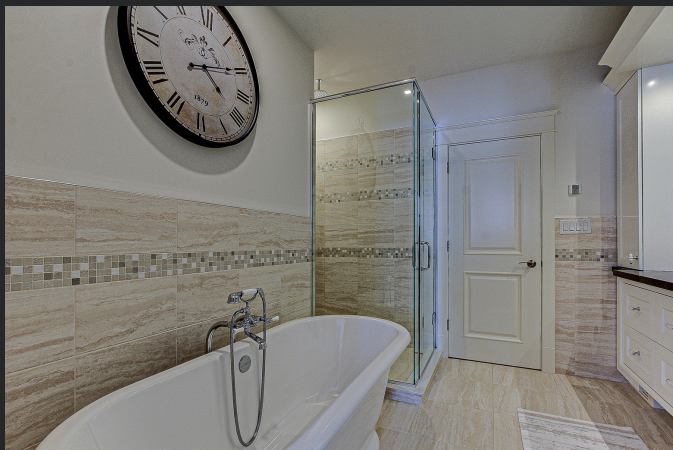
	20%	25%	30%	35%
Down Payment	\$ 220,000.00	\$ 275,000.00	\$ 330,000.00	\$ 385,000.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 880,000.00	\$ 825,000.00	\$ 770,000.00	\$ 715,000.00
Amortization Period	25 Years	25 Years	25 Years	25 Years
Mortgage Rate	1.64%	1.64%	1.64%	1.64%
Mortgage 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

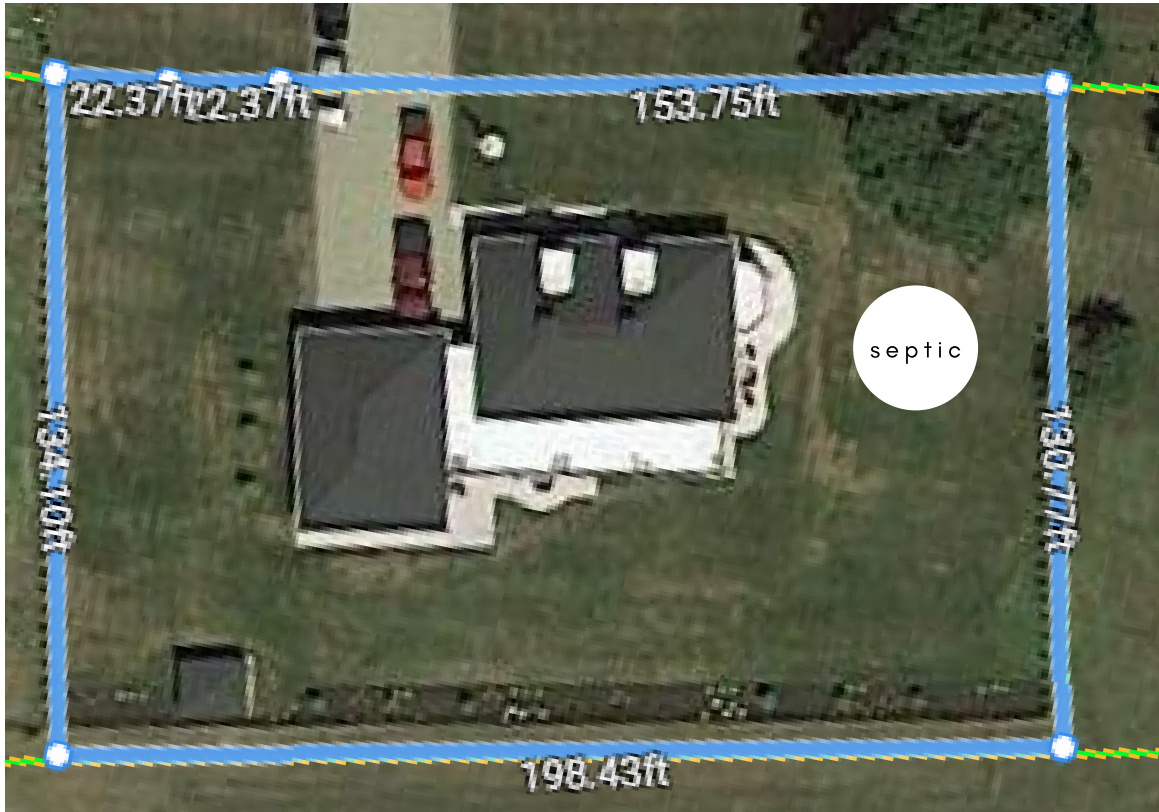
Provincial \$ 18,475.00

Municipal \$ -

Rebate \$ -



SEPTIC LOCATION



13 RIVER OAKS Drive, Otterville, Ontario N0J 1R0

Client Full
Active / Residential

13 RIVER OAKS Dr Otterville

MLS® #: 40062978
 Price: \$1,100,000

Oxford/6 - Norwich Township/Otterville Bungalow/House



	Beds	Baths	Kitch
Basement	2	1	
Main	1	2	1

Beds: **3 (1 + 2)**
 Baths: **3 (3 + 0)**
 SF Total: **4,000/Plans**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **2,000.00/Plans**
 Blw Grade SF: **2,000.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,200/2020**

Remarks/Directions

Public Rmks: **Rarely does a home this well built come to market. Only 20 minuets south of the 401/403 corridor, this custom home, built by Dalm Homes, is perfect in everyway. Spray foamed floors and walls makes it very cost effective to heat, insulated and heated garage floors with an epoxy finish, secondary garage with overhead door to the back of the home, detached shed, and large concrete driveway with landscaping around the home. The main floor laundry and mudroom is oversized with porcelain heated floor, custom cabinetry, and a hallway leading to the main living area off of which is an office, master bedroom with ensuite. The kitchen with its hard surface counter tops, quality appliances, and great south views over open fields. The living room is also bright and spacious, plus a large finished basement with 2 bedrooms, bathroom, and secondary living area with a kitchenette. If you are looking for a retirement home, this is it!**

Directions: **From Main Street West onto Dover Street, right onto River Oaks Drive**
 Cross St: **Dover Street**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Lawn Sprinkler System, Patio(s)**
 Construct. Material: **Brick, Stucco (Plaster)**
 Shingles Replaced: Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **2017/Completed / New/Owner** Prop Attached: **Detached**
 Property Access: **Municipal Road, Paved Road** Apx Age: **0-5 Years**
 Other Structures: **Shed** Rd Acc Fee: **Fully Winterized**
 Pool Features: **None**
 Parking Features: **Attached Garage, Front Yard Parking, Concrete Driveway, Private Double Driveway**
 Parking Spaces: **8** Driveway Spaces: **6.0** Carport Sp: **None**
 Garage Sp/Desc: **2 Spaces** Parking Assigned: **None** Sewer: **Septic**
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal-Metered** Water Tmnt: **Water Softener**
 Lot Size Area/Units: **0.60/Acres** Acres Range: **0.50-1.99** Acres Rent: **None**
 Lot Front (Ft): **197.93** Lot Depth (Ft): **134.10** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities: **N/A** Land Lse Fee: **None**
 Area Influences: **Place of Worship, Quiet Area, School Bus Route**
 View: **Meadow** Retire Com: **None**
 Topography: **Flat** Fronting On: **South**
 Restrictions: **None**
 School District: **Grand Erie District School Board**
 High School: **Rehoboth Christian School**
 Elementary School: **Emily Stowe Public School**

Interior


Interior Feat: **Built-In Appliances, Central Vacuum, Water Softener**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas, In-Floor, Water**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Central Vac, Dishwasher, Range Hood, Refrigerator, Stove**

Property Information

Common Elem Fee: **No**
Legal Desc: **LOT 16, PLAN 41M264 TOWNSHIP OF NORWICH**
Zoning: **Residential**
Assess Val/Year: **\$482,000/2021**
PIN: **000520989**
ROLL: **320201003004400**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **25000**

Brokerage Information

List Date: **02/08/2021**
List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE** 
Source Board: **Tillsonburg**

Prepared By: LYDIA HAKVOORT, Personal Assistant
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Date Prepared: 02/08/2021

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

MLS® #: 40062978

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Kitchen	Main	30.2 x 16.3	9.14 m x 4.88 m	
Living Room	Main	15.7 x 16.7	4.88 m x 5.18 m	
Office	Main	11.1 x 11.66	3.35 m x 3.66 m	
Mud Room	Main	9.8 x 18.3	3.05 m x 5.49 m	
Storage	Main	24.7 x 10.3	7.62 m x 3.05 m	
Bedroom Primary	Main	14.3 x 15.3	4.27 m x 4.57 m	
Bathroom Primary	Main	9 x 10.5	2.74 m x 3.35 m	3-Piece
Bedroom	Basement	14 x 11.7	4.27 m x 3.66 m	
Bedroom	Basement	17.96 x 12.11	5.49 m x 3.66 m	
Recreation Room	Basement	26.9 x 16.4	8.23 m x 4.88 m	
Recreation Room	Basement	22.7 x 16.4	7.01 m x 4.88 m	
Recreation Room	Basement	17.11 x 12.11	5.18 m x 3.66 m	
Utility Room	Basement	8.86 x 12.5	2.74 m x 3.96 m	
Bathroom	Basement			4-Piece
Bathroom	Main			4-Piece