



26 Norfolk Street
Otterville

JUST LISTED



1,960 Sq. Ft.

4 Bedrooms

2 Bathrooms

Attached Double
Car Garage

Completely
Renovated



Offered at \$789,800



MARIUS KERKHOFF
REAL ESTATE BROKER

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REAL ESTATE SERVICES

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HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

Aluminum Siding and Brick

Exterior

Deck

Porch

Double Car Garage

Fully Finished Basement

Dead End Street

Shed

Fully Fenced Yard

Heat (Enbridge)

Gas Forced Air

\$50.00-\$150.00 / Month

Hydro (ERTH Power)

\$150.00-\$200.00 / Month

Property Tax

\$2,900.00 / 2020



MORTGAGE

Asking Price \$ 789,800.00

	10%		15%		20%		25%	
Down Payment	\$	78,980.00	\$	118,470.00	\$	157,960.00	\$	197,450.00
Mortgage Insurance	\$	22,035.00	\$	18,797.00	\$	-	\$	-
Total Mortgage Required	\$	732,855.00	\$	690,127.00	\$	631,840.00	\$	592,350.00
Amortization Period	25 Years		25 Years		25 Years		25 Years	
Mortgage Rate	1.74%		1.74%		1.74%		1.74%	
Mortgage Type	5-Year Fixed		5-Year Fixed		5-Year Fixed		5-Year Fixed	
Total Mortgage Payment								
Per Month	\$	3,012.00	\$	2,836.00	\$	2,597.00	\$	2,435.00

Land Transfer Tax \$ 12,271.00

Provincial \$ 12,271.00

Municipal \$ -

Rebate \$ -



26 NORFOLK Street, Otterville, Ontario N0J 1R0

Client Full
Active / Residential

26 NORFOLK St Otterville

MLS® #: 40076437
Price: **\$789,800**



Oxford/Norwich/Otterville Multi-Level Split/House

	Beds	Baths	Kitch
Lower	1	1	
Main			1
Second	3	1	

Beds: **4 (3 + 1)**
 Baths: **2 (2 + 0)**
 SF Total: **1,960/Owner**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,960.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,900/2020**

Remarks/Directions

Public Rmks: **Looking for a completely renovated home, on a quiet street with large trees, nice sized lot, double car garage plus a shed with a fully fenced yard? This will be it! In the last few years the home was painted, new flooring, new kitchen, windows, deck, porch, and the list goes on. With modern colors and styles, this home will certainly impress with its three bedrooms on the upper level and bathroom with access to master bedroom. The main level has a large island in the new kitchen overlooking the front and back yard and a living room with bright windows facing south. More room for your family with a few steps down to a great room with a fire place, another bedroom and laundry/bathroom. The basement has a bonus room with large closets for ample storage!**

Directions: **From Otterville Road (Main Street) turn south on Dover Street and west on Norfolk Street.**
 Cross St: **DOVER ST.**

Common Elements

Exterior

Exterior Feat:	Deck(s), Porch	Roof:	Asphalt Shingle
Construct. Material:	Aluminum Siding, Brick	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	31-50 Years
Year/Desc/Source:	1978/Estimate/Estimated	Rd Acc Fee:	
Property Access:	Municipal Road, Paved Road	Winterized:	Fully Winterized
Other Structures:		Carport Sp:	
Parking Features:	Attached Garage, Private Double Driveway	Sewer:	Septic
Parking Spaces:	4	Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Recycling Pickup, Street Lights, Telephone, Underground Wiring	
Garage Sp/Desc:	2 Spaces	Driveway Spaces:	2.0
Services:		Parking Assigned:	
Water Source:	Municipal	Water Tmnt:	
Lot Size Area/Units:	0.23/Acres	Acres Range:	< 0.5
Lot Front (Ft):	100.00	Lot Depth (Ft):	100.00
Location:	Urban	Lot Irregularities:	
Area Influences:	Cul de Sac/Dead End, Landscaped, Playground Nearby	Acres Rent:	
View:		Lot Shape:	Square
Topography:	Flat	Land Lse Fee:	
Restrictions:	None	Retire Com:	No
Local Impvmt:	Yes/0	Fronting On:	North
		Exposure:	

Interior

Interior Feat:	Water Softener	FP Stove Op:	
Access Feat:	None	Contract Cost/Mo:	
Basement:	Full Basement		
Laundry Feat:	Lower Level		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Fireplace:	/Fireplace Insert, Natural Gas		
Under Contract:	Hot Water Heater		
Inclusions:	Negotiable		
Add Inclusions:	To be Negotiated		
Exclusions:	Washer & Dryer. All items not built in are excluded (Outdoor BBQ, Oven, Etc)		

Property Information


Common Elem Fee: **No**
 Legal Desc: **PT LT153 PL 388 PT 1 41R1055**
 Zoning: **RES**
 Assess Val/Year: **\$254,000/2021**
 PIN: **000520180**
 ROLL: **320201003027701**
 Possession/Date: **Flexible/**

Local Improvements Fee: **Yes**

Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner**

Deposit: **10000**

Brokerage Information

List Date: **03/05/2021**
 List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE** 
 Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker

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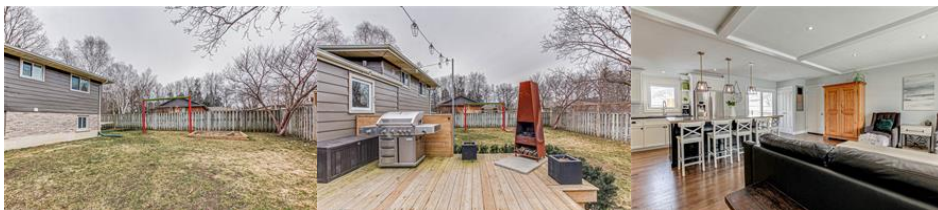
Date Prepared: 03/19/2021

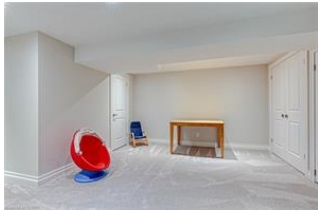
Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40076437

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	11 x 11.05	3.35 m x 3.35 m	
Dining Room	Main	10 x 11	3.05 m x 3.35 m	
Living Room	Main	11.05 x 15	3.35 m x 4.57 m	
Bedroom Primary	Second	11 x 14	3.35 m x 4.27 m	
Bedroom	Second	9 x 10	2.74 m x 3.05 m	
Bedroom	Second	11 x 12.05	3.35 m x 3.66 m	
Family Room	Lower	14 x 19	4.27 m x 5.79 m	
Bedroom	Lower	9 x 8	2.74 m x 2.44 m	
Laundry	Basement	8 x 15	2.44 m x 4.57 m	
Bonus Room	Lower	9 x 13	2.74 m x 3.96 m	
Bathroom	Second			4-Piece
Bathroom	Lower			3-Piece

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PROPERTY LINES & SEPTIC LOCATION



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