



19 Wood Street
Springford

JUST LISTED



2,552 sq. ft.

5 Bedrooms

2 Bathrooms

Build in 1994

0.303 Acres



Offered at \$724,800



MARIUS KERKHOFF
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REAL ESTATE SERVICES

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HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

Brick and Vinyl Siding

Poured Concrete Foundation

Asphalt Shingle roof (2013)

Attached Garage

Shed

Septic Sewer

Municipal Metered Water

Inclusions:

Central Vacuum, Dishwasher,
Gas stove, Microwave, Stove

Heat Union Gas
\$107.00 / Month

Hydro - ERT Power
\$85.00 / Month

Property Tax
\$3,174 / 2020



MORTGAGE

Asking Price \$ 774,900.00

	20%	25%	30%	35%
Down Payment	\$ 155,960.00	\$ 194,950.00	\$ 233,940.00	\$ 272,930.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 623,840.00	\$ 584,850.00	\$ 545,860.00	\$ 506,870.00
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	\$ 2,564.00	\$ 2,404.00	\$ 2,244.00	\$ 2,083.00

Land Transfer Tax \$ 12,071.00

Provincial \$ 12,071.00

Municipal \$ -

Rebate \$ -



19 WOOD Street E, Springford, Ontario N4G 4G8

Client Full
Active / Residential

19 WOOD St E Springford

MLS® #: **40079478**
 Price: **\$724,800**



**Oxford/Norwich/Springford
 Sidesplit/House**

	Beds	Baths	Kitch
Lower	3	1	
Upper	2	1	1

Beds: **5 (2 + 3)**
 Baths: **2 (2 + 0)**
 SF Total: **2,552/Owner**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,552.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,174/2020**

Remarks/Directions

Public Rmks: **Small town living but lots of room in this home! Situated on a quiet dead end road with a large driveway, mature trees, and an 1.5 attached garage, this has lots of room for vehicles and storage. The main floor boasts a living room, sitting room, kitchen and dining room, plus two bedrooms with a 4 piece bathroom. The basement has a large rec room, 4 piece bathroom, three more bedrooms which are well lit and nice sizes, and a small room that can be used for an office. With lots of updates, this is a perfect place to call home and raise a family. Near parks, variety store, and ball diamond, this a town to call home.**

Directions: **From Otterville Road onto Water Street, Left onto Wood Street East.**
 Common Elements

Exterior

Exterior Feat: **Deck(s), Porch**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced: **2013**
 Year/Desc/Source: **1994//Owner**
 Property Access: **Municipal Road, Paved Road**
 Other Structures: **Shed**
 Pool Features: **None**
 Parking Features: **Attached Garage, Private Single Driveway**
 Parking Spaces: **5**
 Garage Sp/Desc: **1.5 Spaces**
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone, Underground Wiring**
 Water Source: **Municipal-Metered**
 Lot Size Area/Units: **0.30/Acres**
 Lot Front (Ft): **82.12**
 Location: **Urban**
 Area Influences: **Cul de Sac/Dead End, Place of Worship, Playground Nearby**
 View: **Flat**
 Topography: **Flat**
 Restrictions: **None**

Foundation: **Poured Concrete**
 Driveway Spaces: **4.0**
 Parking Assigned: **None**
 Water Tmnt: **None**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **152.64**
 Lot Irregularities: **None**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee: **None**
 Winterized: **Fully Winterized**
 Carport Sp: **None**
 Sewer: **Septic**
 Acres Rent: **None**
 Lot Shape: **Rectangular**
 Land Lse Fee: **None**
 Retire Com: **No**
 Fronting On: **North**
 Exposure: **None**

Interior

Interior Feat: **Central Vacuum**
 Basement: **Full Basement**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air, Energy Efficient**
 Heating: **Forced Air, Gas**
 Fireplace: **1/Natural Gas**
 Under Contract: **None**
 Lease to Own: **None**
 Inclusions: **Central Vac, Dishwasher, Gas Stove, Microwave, Stove**
 Furnace Age: **2013**

Basement Fin: **Fully Finished**
 FP Stove Op: **Yes**
 Contract Cost/Mo: **None**
 UFFI: **None**
 Tank Age: **2018**

Property Information


Common Elem Fee: **No**
 Legal Desc: **PT LT 5 3/4 E/S WATER ST, 6 E/S WATER ST, 7 E/S WATER ST PL 32; PT LT 21 CON 9 SOUTH NORWICH PT 4, 41R4918; NORWICH**
 Zoning: **Residential**

Local Improvements Fee: **None**
 Survey: **None/**

Assess Val/Year: **\$286,000/2021**
 PIN: **000510138**
 ROLL: **320201004012710**
 Possession/Date: **Flexible/**

Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **10000**

Brokerage Information

List Date: **03/11/2021**
 List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE** 
 Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker
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Date Prepared: 03/11/2021

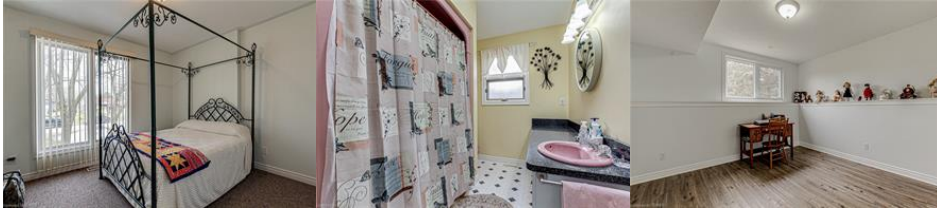
Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40079478

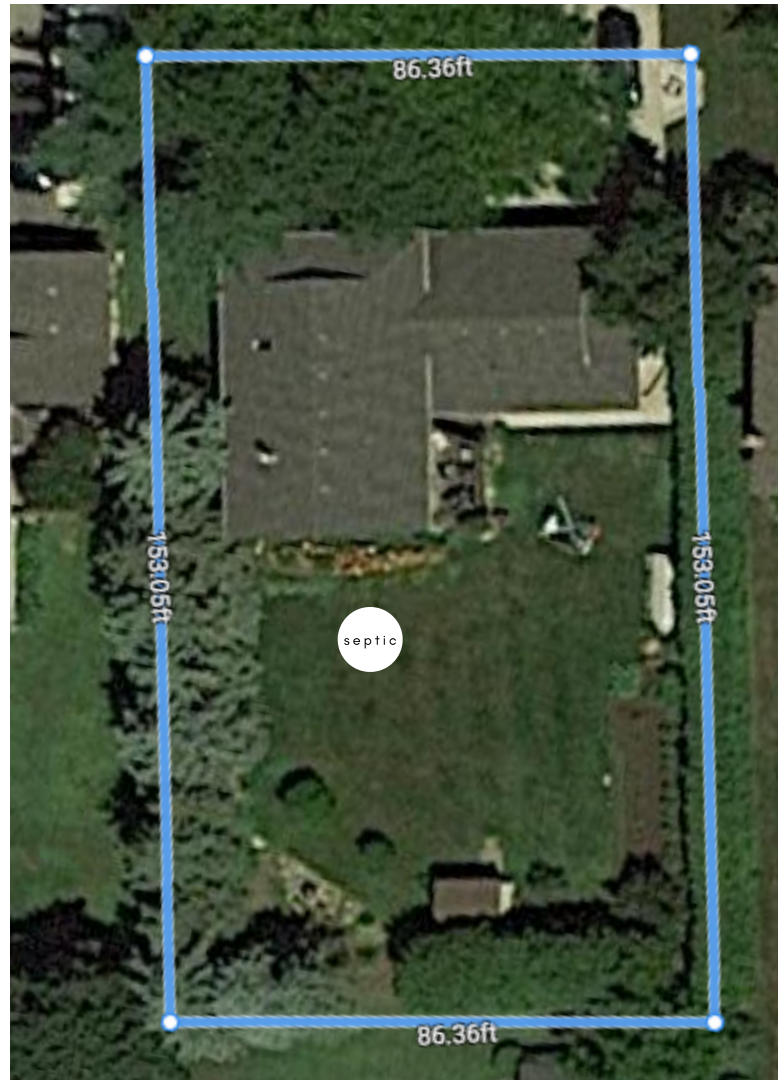
Room	Level	Dimensions	Dimensions (Convert)	Room Features
Mud Room	Main	17.08 x 8.02	5.18 m x 2.44 m	
Laundry	Main	9.04 x 7.02	2.74 m x 2.13 m	
Recreation Room	Lower	29.08 x 14.02	8.84 m x 4.27 m	
Bedroom	Lower	11.02 x 11.03	3.35 m x 3.35 m	
Office	Lower	11.03 x 6	3.35 m x 1.83 m	
Bedroom	Lower	11 x 13	3.35 m x 3.96 m	
Bedroom	Lower	10.09 x 9.06	3.05 m x 2.74 m	
Kitchen	Upper	13.1 x 10.06	3.96 m x 3.05 m	
Dining Room	Upper	15 x 12	4.57 m x 3.66 m	
Living Room	Upper	12 x 12	3.66 m x 3.66 m	
Bedroom	Upper	10 x 11.08	3.05 m x 3.35 m	
Bedroom Primary	Upper	12 x 13	3.66 m x 3.96 m	
Bathroom	Upper			4-Piece
Bathroom	Lower			4-Piece

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PROPERTY LINES & SEPTIC LOCATION



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