



41 Melody Drive  
Delhi

JUST LISTED



4,000 sq. ft.

6 Bedrooms

3 Bathrooms

0.30 Acres

Located on Quiet  
Cul-de-Sac

Offered at \$849,800



**MARIUS KERKHOFF**  
REAL ESTATE BROKER

*Ask  
Marius*

REAL ESTATE SERVICES

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**HEATHER DEN BOER**  
SALES REPRESENTATIVE

# DETAILS

Brick & Vinyl Siding

Poured Concrete Foundation

Asphalt Shingle roof (2008)

Attached Double Car Garage  
Shed

Municipal Sewer

Municipal Water

Water Softener

Under Contract Gas Hot  
Water Tank



Heat - ENBRIDGE  
\$124.11/Month

Hydro - HYDRO ONE  
\$142.80/Month

Property Tax  
\$3,954.00 / 2020



# MORTGAGE

Asking Price                    \$     849,800.00

	20%	25%	30%	35%
Down Payment	\$ 169,960.00	\$ 212,450.00	\$ 254,940.00	\$ 297,430.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
<b>Total Mortgage Required</b>	<b>\$ 679,840.00</b>	<b>\$ 637,350.00</b>	<b>\$ 594,860.00</b>	<b>\$ 552,370.00</b>
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
<b>Total Mortgage Payment</b>				
Per Month	\$ 2,794.00	\$ 2,620.00	\$ 2,445.00	\$ 2,270.00

Land Transfer Tax            \$     13,471.00

Provincial                    \$     13,471.00

Municipal                    \$            -

Rebate                        \$            -



# 41 MELODY Drive, Delhi, Ontario N4B 3E1

Client Full  
**Active / Residential**

**41 MELODY Dr Delhi**

MLS® #: 40084060  
 Price: **\$849,800**



**Norfolk/Delhi/Delhi**  
**2 Storey/House**

	Beds	Baths	Kitch
Basement	1	1	
Main			1
Second	5	2	

Beds: **6 ( 5 + 1 )**  
 Baths: **3 ( 3 + 0 )**  
 SF Total: **4,000/Owner**  
 SF Range: **3001 to 4000**  
 Abv Grade Fin SF: **4,000.00/Owner**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,954/2020**

Remarks/Directions

Public Rmks: **This home is situated near tall old growth pines, on a quiet cul-de-sac with south facing views. All three levels of the home have incredible finishes, attached two car garage, fully fenced back yard with a large deck. The main floor has a sitting room off of the foyer and the living room is open to the kitchen with breakfast nook and also a formal dining room, and main floor laundry. Upstairs boast five bedroom including a master bedroom with a sitting room and a five piece ensuite. The basement is also finished with a spare bedroom, bathroom and a large rec room. Great place to call home! No Sunday showings.**

Directions: **From Highway 59, turn left onto Hawtrey Road, turn right onto Melody Drive**  
 Cross St: **Hawtrey Road**

Common Elements

Exterior

Exterior Feat: **Deck(s), Porch**  
 Construct. Material: **Brick, Vinyl Siding**  
 Shingles Replaced: **2008** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Year/Desc/Source: **//Estimated** Prop Attached: **Detached**  
 Property Access: **Municipal Road, Paved Road** Apx Age: **Unknown**  
 Other Structures: **Shed** Rd Acc Fee: **Fully Winterized**  
 Pool Features: **None** Winterized: **Fully Winterized**  
 Parking Features: **Attached Garage, Private Double Driveway**  
 Parking Spaces: **6** Driveway Spaces: **4.0** Carport Sp: **Sewer (Municipal)**  
 Garage Sp/Desc: **2 Spaces** Parking Assigned: Sewer: **Sewer (Municipal)**  
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas Available, Recycling Pickup, Street Lights, Telephone, Underground Wiring**  
 Water Source: **Municipal** Water Tmnt: **Water Softener**  
 Lot Size Area/Units: **0.30/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **100.07** Lot Depth (Ft): Lot Shape: **Irregular**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Cul de Sac/Dead End, Place of Worship, School Bus Route, Schools, Shopping Nearby**  
 View: Retire Com: **No**  
 Topography: **Flat** Fronting On: **North**  
 Restrictions: **None** Exposure:  
 High School: **Delhi District Secondary School**

Interior

Interior Feat: **Auto Garage Door Remote(s), Ceiling Fans**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas**  
 Fireplace: **1/Natural Gas** FP Stove Op: **Yes**  
 Under Contract: **HWT-Gas** Contract Cost/Mo:  
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Other**  
 Add Inclusions: **Kitchen Appliances**  
 Exclusions: **Washer, Dryer, TV with brackets**

Property Information


Common Elem Fee: **No**  
 Legal Desc: **LT 11 PL 1196; NORFOLK COUNTY**

Local Improvements Fee:

Zoning: **Residential**  
 Assess Val/Year: **\$313,000/2021**  
 PIN: **501560229**  
 ROLL: **331049404005910**  
 Possession/Date: **Flexible/**

Survey: **None/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **20000**

Brokerage Information

List Date: **03/19/2021**  
 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® #: 40084060**

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Living Room	Main	15.1 x 14	4.57 m x 4.27 m	
Kitchen	Main	17 x 14	5.18 m x 4.27 m	
Sitting Room	Main	12 x 11.08	3.66 m x 3.35 m	
Foyer	Main	8.02 x 11.06	2.44 m x 3.35 m	
Dining Room	Main	11.09 x 13.02	3.35 m x 3.96 m	
Dining Room	Main	11.09 x 13.02	3.35 m x 3.96 m	
Laundry	Main	9.01 x 6	2.74 m x 1.83 m	
Recreation Room	Basement	19 x 13.01	5.79 m x 3.96 m	
Recreation Room	Basement	12.01 x 13.1	3.66 m x 3.96 m	
Bathroom	Basement			4-Piece
Bedroom	Basement	14 x 12.01	4.27 m x 3.66 m	
Bedroom	Second	10.09 x 7.07	3.05 m x 2.13 m	
Bedroom	Second	10.05 x 10	3.05 m x 3.05 m	
Bathroom	Second			4-Piece
Bedroom	Second	11 x 10.05	3.35 m x 3.05 m	
Bedroom	Second	12.11 x 11.05	3.66 m x 3.35 m	
Bedroom Primary	Second	17.05 x 15	5.18 m x 4.57 m	
Bathroom Primary	Second			5+ Piece, Ensuite

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