



142 Talbot Street
Courtland

JUST LISTED



2,200 sq. Ft.

4 Bedrooms

2 Bathrooms

On-Ground Pool

0.47 Acres



Offered at \$698,900



MARIUS KERKHOFF
REAL ESTATE BROKER

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REAL ESTATE SERVICES

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HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

- Brick & Vinyl Siding
- Poured Concrete Foundation
- Asphalt Shingle Roof
- Attached Double Car Garage
- Private Double Wide Driveway
- Central Vacuum
- Water Heater Under Contract
- Full Basement, Partially Finished
- Built-in BBQ

Heat - Union Gas

\$63.00/Month



Water - ERTH POWER

\$65.00/Month



Hot Water Heater (rent)

\$36.00/Month



Property Tax

\$3,486.93/2020

MORTGAGE

Asking Price	\$	698,900.00	20%	25%	30%	35%
Down Payment	\$	139,780.00	\$ 139,780.00	\$ 174,725.00	\$ 209,670.00	\$ 244,615.00
Mortgage Insurance	\$	-	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$	559,120.00	\$ 559,120.00	\$ 524,175.00	\$ 489,230.00	\$ 454,285.00
Amortization Period		25 Years	25 Years	25 Years	25 Years	25 Years
Mortgage Rate		1.79%	1.79%	1.79%	1.79%	1.79%
Mortgage Type		5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed
Total Mortgage Payment						
Per Month	\$	2,311.00	\$ 2,311.00	\$ 2,167.00	\$ 2,022.00	\$ 1,878.00
Land Transfer Tax	\$	10,453.00				
Provincial	\$	10,453.00				
Municipal	\$	-				
Rebate	\$	-				



142 TALBOT Street, Courtland, Ontario N0J 1E0

Client Full
Active / Residential

[142 TALBOT St Courtland](#)

MLS® #: 40088704
Price: **\$698,900**



Norfolk/Middleton/Courtland Bungalow Raised/House

	Beds	Baths	Kitch
Basement	1		
Main	3	2	1

Beds: **4 (3 + 1)**
Baths: **2 (2 + 0)**
SF Total: **2,200/Owner**
SF Range: **2001 to 3000**
Abv Grade Fin SF: **2,200.00/Owner**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,487/2020**

Remarks/Directions

Public Rmks: **Backing onto open fields on two sides and a church across the street, this is a hard to find beauty. With a large driveway and double car garage, there is lots of room for vehicles. The back deck looks east and south, with a large on ground pool which is great for the upcoming summer fun. The home is done nicely on the main floor with lots of upgrades, large bathroom, two bedrooms, plus a master bedroom with an ensuite. The basement has an electric fireplace in the rec room, with another bedroom and partially finished storage room. Looking for a large lot with a home you can simply move into? This would be it!**

Directions: **Near - TBURG (7 KMS)**
Cross St: **ADAMS STREET**

Common Elements

Exterior

Exterior Feat:	Built-In BBQ	Foundation:	Poured Concrete	Roof:	Asphalt Shingle
Construct. Material:	Brick, Vinyl Siding			Prop Attached:	Detached
Shingles Replaced:				Apx Age:	16-30 Years
Year/Desc/Source:	2005//Owner			Rd Acc Fee:	
Property Access:	Municipal Road, Paved Road			Carport Sp:	
Parking Features:	Attached Garage, Private Double Driveway	Driveway Spaces:		Sewer:	Septic
Parking Spaces:	0	Parking Assigned:		Acres Rent:	
Garage Sp/Desc:	2 Spaces	Water Tmt:		Lot Shape:	Rectangular
Water Source:	Municipal	Acres Range:	< 0.5	Land Lse Fee:	
Lot Size Area/Units:	0.47/Acres	Lot Depth (Ft):	224.65	Retire Com:	No
Lot Front (Ft):	95.40	Lot Irregularities:		Fronting On:	West
Location:	Urban			Exposure:	
Area Influences:	Landscaped				
View:					
Topography:					
Restrictions:	None				

Interior

Interior Feat:	Central Vacuum, Water Heater	Basement:	Full Basement	Basement Fin:	Partially Finished
Access Feat:	None				
Cooling:	Central Air				
Heating:	Forced Air, Gas				
Fireplace:	2/Electric			FP Stove Op:	Yes
Under Contract:	Hot Water Heater			Contract Cost/Mo:	
Inclusions:	Negotiable				
Add Inclusions:	Appliances negotiable				
Exclusions:	Shelf in Dining Room				

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 163, CON STR MIDDLETON PT 337R6111		
Zoning:	RES	Survey:	None/
Assess Val/Year:	\$175,000/2021	Hold Over Days:	
PIN:	501520148	Occupant Type:	Owner
ROLL:	331054102054670	Deposit:	5000
Possession/Date:	Flexible/		

List Date: **03/30/2021**
 List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE** 
 Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker
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Date Prepared: 04/06/2021

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40088704

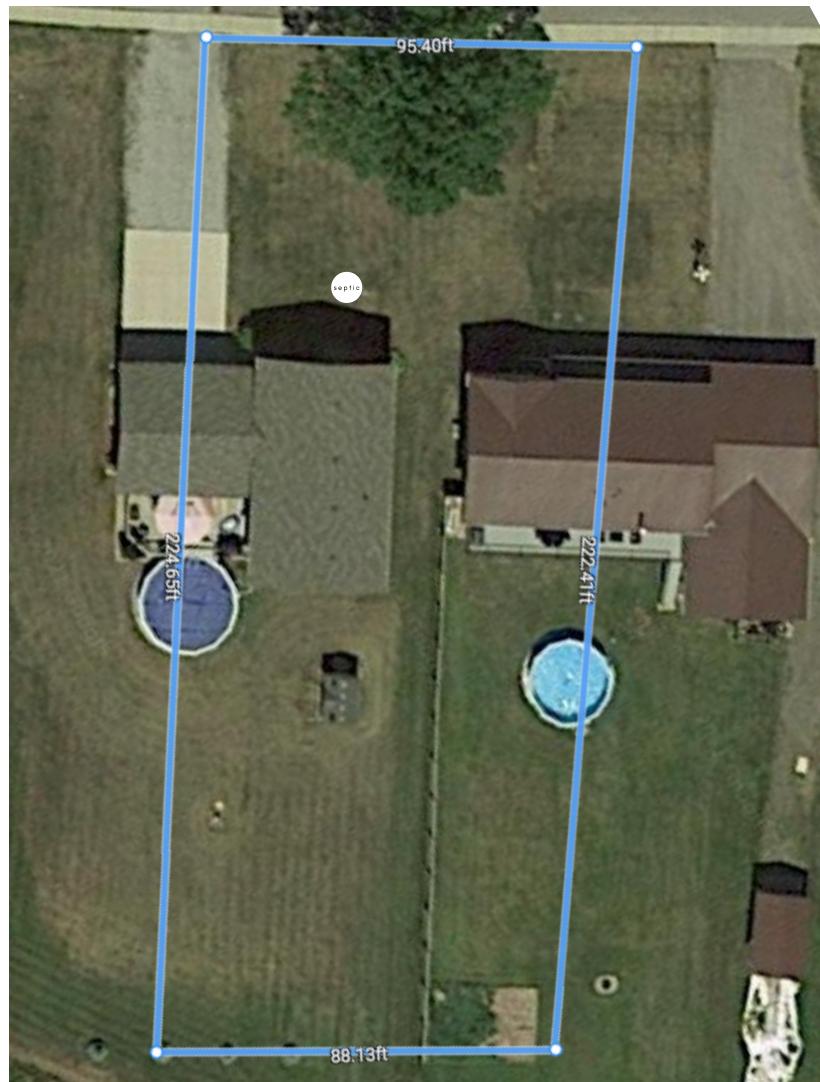
Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	12.06 x 11	3.66 m x 3.35 m	
Dining Room	Main	12.06 x 9.04	3.66 m x 2.74 m	
Living Room	Main	12.06 x 19	3.66 m x 5.79 m	
Bedroom Primary	Main	12.07 x 12.06	3.66 m x 3.66 m	
Bedroom	Main	8.06 x 9.1	2.44 m x 2.74 m	
Bedroom	Main	8.06 x 12.06	2.44 m x 3.66 m	
Family Room	Basement	24 x 19	7.32 m x 5.79 m	
Recreation Room	Basement	10.08 x 22	3.05 m x 6.71 m	
Bedroom	Basement	12.1 x 10.04	3.66 m x 3.05 m	
Laundry	Basement	12.1 x 9.06	3.66 m x 2.74 m	
Bathroom	Main			4-Piece
Bathroom	Main			3-Piece

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PROPERTY LINES & SEPTIC LOCATION



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