



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

Ask.
Marius

REAL ESTATE SERVICES

226.549.7733

office@askmarius.ca



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 - EARTH 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	\$	174,725.00	\$	209,670.00	\$	244,615.00
Mortgage Insurance	\$	-	\$	-	\$	-	\$	-
Total Mortgage Required	\$	559,120.00	\$	524,175.00	\$	489,230.00	\$	454,285.00
Amortization Period	25 Years		25 Years		25 Years		25 Years	
Mortgage Rate	1.79%		1.79%		1.79%		1.79%	
Mortgage Type	5-Year Fixed		5-Year Fixed		5-Year Fixed		5-Year Fixed	
Total Mortgage Payment								
Per Month	\$	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 a 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			Sewer:	Septic
Parking Spaces:	0	Driveway Spaces:		Acres Rent:	
Garage Sp/Desc:	2 Spaces	Parking Assigned:		Lot Shape:	Rectangular
Water Source:	Municipal	Water Tmnt:		Land Lse Fee:	
Lot Size Area/Units:	0.47/Acres	Acres Range:	< 0.5	Retire Com:	No
Lot Front (Ft):	95.40	Lot Depth (Ft):	224.65	Fronting On:	West
Location:	Urban	Lot Irregularities:		Exposure:	
Area Influences:	Landscaped				
View:					
Topography:					
Restrictions:	None				


Interior

Interior Feat:	Central Vacuum, Water Heater				
Access Feat:	None				
Basement:	Full Basement	Basement Fin:	Partially Finished		
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**
Legal Desc: **PT LT 163, CON STR MIDDLETON PT 337R6111**
Zoning: **RES**
Assess Val/Year: **\$175,000/2021**
PIN: **501520148**
ROLL: **331054102054670**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **5000**

List Date: **03/30/2021**
 List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE** 
 Source Board: **Tillsonburg**
Prepared By: MARIUS KERKHOFF, Broker
 POWERED by itsorealestate.com. All rights reserved.

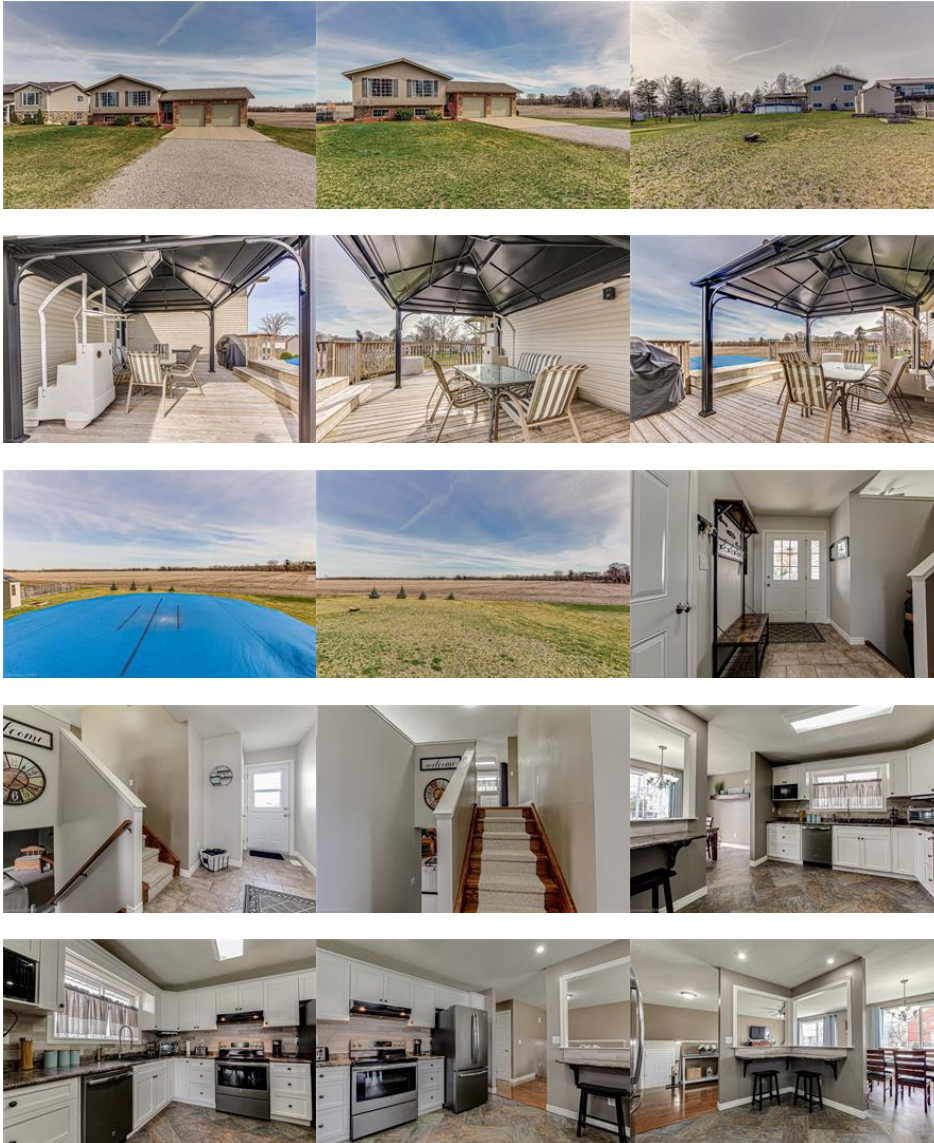
Date Prepared: 04/06/2021

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40088704

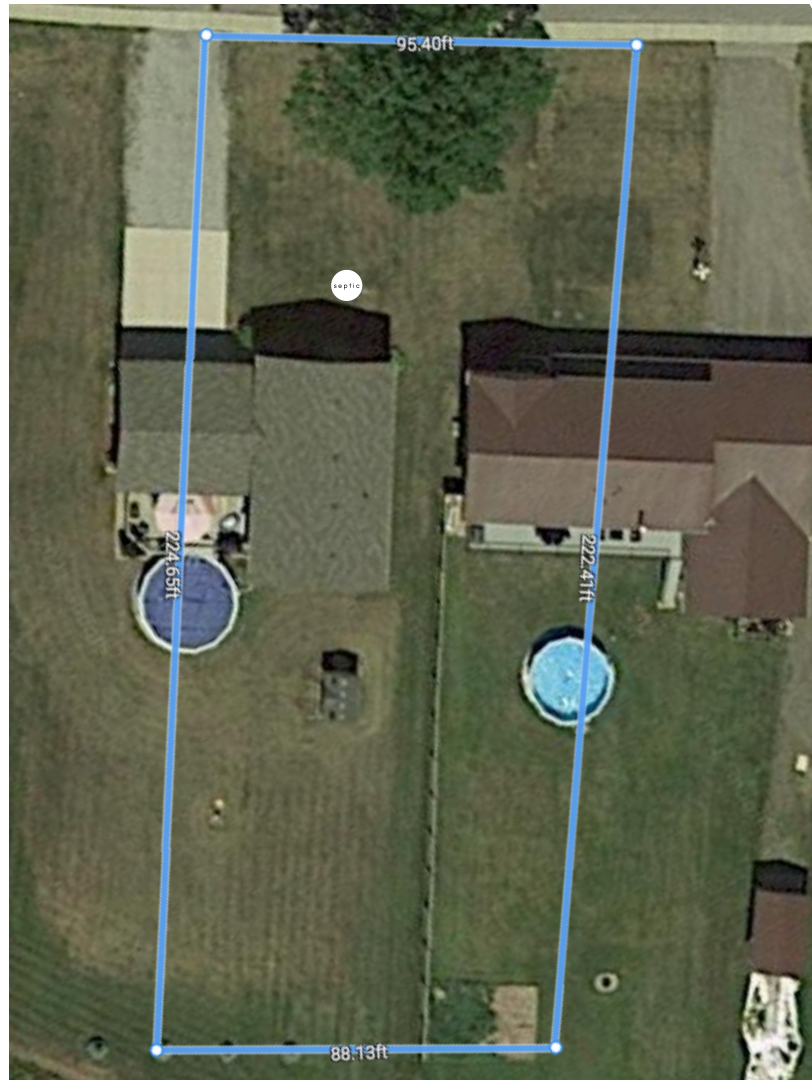
Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	12.06 x 11	3.66 m x 3.35 m	
Dining Room	Main	12.06 x 9.04	3.66 m x 2.74 m	
Living Room	Main	12.06 x 19	3.66 m x 5.79 m	
Bedroom Primary	Main	12.07 x 12.06	3.66 m x 3.66 m	
Bedroom	Main	8.06 x 9.1	2.44 m x 2.74 m	
Bedroom	Main	8.06 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

MLS® #: 40088704





PROPERTY LINES & SEPTIC LOCATION



Ask.
Marius
REAL ESTATE