

JUST LISTED

26 Dover Street
Otterville



2,100 sq. Ft.

3 Bedrooms

1 Bathroom

Century Home

0.27 Acres



Offered at \$474,000



MARIUS KERKHOFF
REAL ESTATE BROKER

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REAL ESTATE SERVICES

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HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

- Brick Exterior
- Poured Concrete Foundation
- Asphalt Shingle Roof
- Covered Carport
- Private Single Wide Driveway
- Smoke Detector
- Water Heater Owned
- Partially Finished Basement
- In-Basement Laundry

Heat - Union Gas

\$118.00/Month

Hydro- ERTH POWER

\$153.00/Month

Property Tax

\$2,277.36/2021



MORTGAGE

Asking Price \$ 474,000.00

	20%	25%	35%
Down Payment	\$ 94,800.00	\$ 118,500.00	\$ 165,900.00
Mortgage Insurance	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 379,200.00	\$ 355,500.00	\$ 308,100.00

Amortization Period 25 Years 25 Years 25 Years

Mortgage Rate 1.84% 1.84% 1.84%

Mortgage Type 5-Year Fixed 5-Year Fixed 5-Year Fixed

Total Mortgage Payment

Per Month	\$ 1,577.00	\$ 1,453.00	\$ 1,259.00
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Land Transfer Tax \$ 5,955.00

Provincial \$ 5,955.00

Municipal \$ -

Rebate \$ -



26 DOVER Street, Otterville, Ontario N0J 1R0

Client Full
Active / Residential

[26 DOVER St Otterville](#)

MLS® #: 40094444
 Price: **\$474,000**



Oxford/Norwich/Otterville 2 Storey/House

	Beds	Baths	Kitch
Main			1
Second	3	1	

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **2,150/Other**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,950.00/Other**
 Blw Grade SF: **200.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,277/2020**

Remarks/Directions

Public Rmks: **Welcome to this beautiful 2 storey home in Otterville. This home boasts a welcoming front porch which is great place to sit and enjoy the early mornings or unwind from a long day. Inviting you into the century home is a foyer with entrance to the living room, dining room, and good sized kitchen with a pantry. The raised back deck with natural gas bbq hook-up has access from the kitchen which is ideal for backyard entertaining. The upstairs features three good sized bedrooms and 3 piece bathroom. The attic has potential for a bonus room. The basement is partially finished with a rec room, utility room and the laundry area with a walk up to the backyard. This home has so much potential, don't wait to long! Make this your new home.**

Directions: **From Main Street East onto Dover Street,
 MILL**

Common Elements

Exterior

Exterior Feat:	Deck(s), Landscaped, Porch		
Construct. Material:	Brick	Foundation:	Poured Concrete
Shingles Replaced:			
Year/Desc/Source:	1920/Estimate/Other	Prop Attached:	Asphalt Shingle
Property Access:	Municipal Road, Paved Road	Apx Age:	Detached
Other Structures:	Shed	Rd Acc Fee:	100+ Years
Pool Features:	None	Winterized:	
Garage & Parking:	Carport Parking, Private Drive Single Wide,		
Parking Spaces:	5	Driveway Spaces:	3.0
Parking Level/Unit:		Parking Assigned:	
Services:	Electricity, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights		
Water Source:	Municipal	Water Tmnt:	None
Lot Size Area/Units:	0.27/Acres	Acres Range:	< 0.5
Lot Front (Ft):	71.00	Lot Depth (Ft):	165.00
Location:	Urban	Lot Irregularities:	
Area Influences:	Landscaped, Library, Park, Place of Worship, Playground Nearby, Quiet Area, School Bus Route, Shopping Nearby		
View:		Retire Com:	No
Topography:		Fronting On:	West
Restrictions:	None	Exposure:	

Interior

Interior Feat:	Water Heater Owned		
Security Feat:	Smoke Detector(s)		
Access Feat:	None		
Basement:	Full Basement	Basement Fin:	Partially Finished
Basement Feat:	Walk-Up		
Laundry Feat:	In Basement		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Fireplace:	/Electric		
Under Contract:	None	FP Stove Op:	
Lease to Own:	None	Contract Cost/Mo:	
Inclusions:	Dishwasher, Dryer, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer		
Exclusions:	Tenant belongings.		

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 4 W OF DOVER ST PL 43; PT LT 3 W OF DOVER ST PL 43 AS IN 225842; NORWICH**
Zoning: **Residential**
Assess Val/Year: **\$205,000/2021**
PIN: **000520161**
ROLL: **320201003002800**
Possession/Date: **90+ Days/**
Possession Rmks: **Tenanted home**

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

Brokerage Information

List Date: **04/12/2021**
List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE**
Source Board: **Tillsonburg**

Prepared By: HEATHER DEN BOER, Salesperson

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Date Prepared: 04/15/2021

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40094444

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	10' 2" X 11' 7"	3.10 X 3.53	
Dining Room	Main	9' 6" X 12' 0"	2.90 X 3.66	
Kitchen	Main	11' 0" X 11' 11"	3.35 X 3.63	
Bedroom	Second	10' 3" X 8' 5"	3.12 X 2.57	
Bedroom	Second	9' 7" X 12' 0"	2.92 X 3.66	
Bedroom	Second	12' 0" X 9' 11"	3.66 X 3.02	
Recreation Room	Lower	19' 5" X 10' 10"	5.92 X 3.30	
Bathroom	Second			3-Piece
Foyer	Main	10' 7" X 8' 6"	3.23 X 2.59	

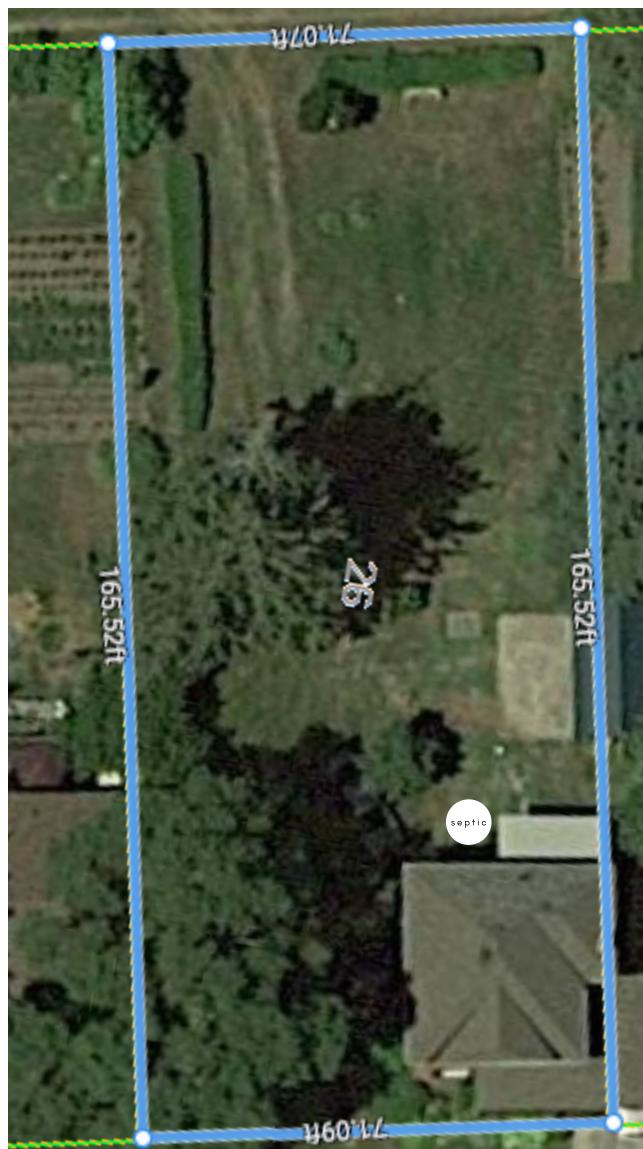
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PROPERTY LINES & SEPTIC LOCATION



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