



26 Dover Street
Otterville

JUST LISTED



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- EARTH 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
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,**
 Cross St: **MILL**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Porch**
 Construct. Material: **Brick**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: **1920/Estimate/Other**
 Property Access: **Municipal Road, Paved Road**
 Other Structures: **Shed**
 Pool Features: **None**
 Garage & Parking: **, Carport Parking, Private Drive Single Wide,**
 Parking Spaces: **5** Driveway Spaces: **3.0** Garage Spaces: **1.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 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** Acres Rent:
 Lot Front (Ft): **71.00** Lot Depth (Ft): **165.00** Lot Shape: **Rectangular**
 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** FP Stove Op:
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 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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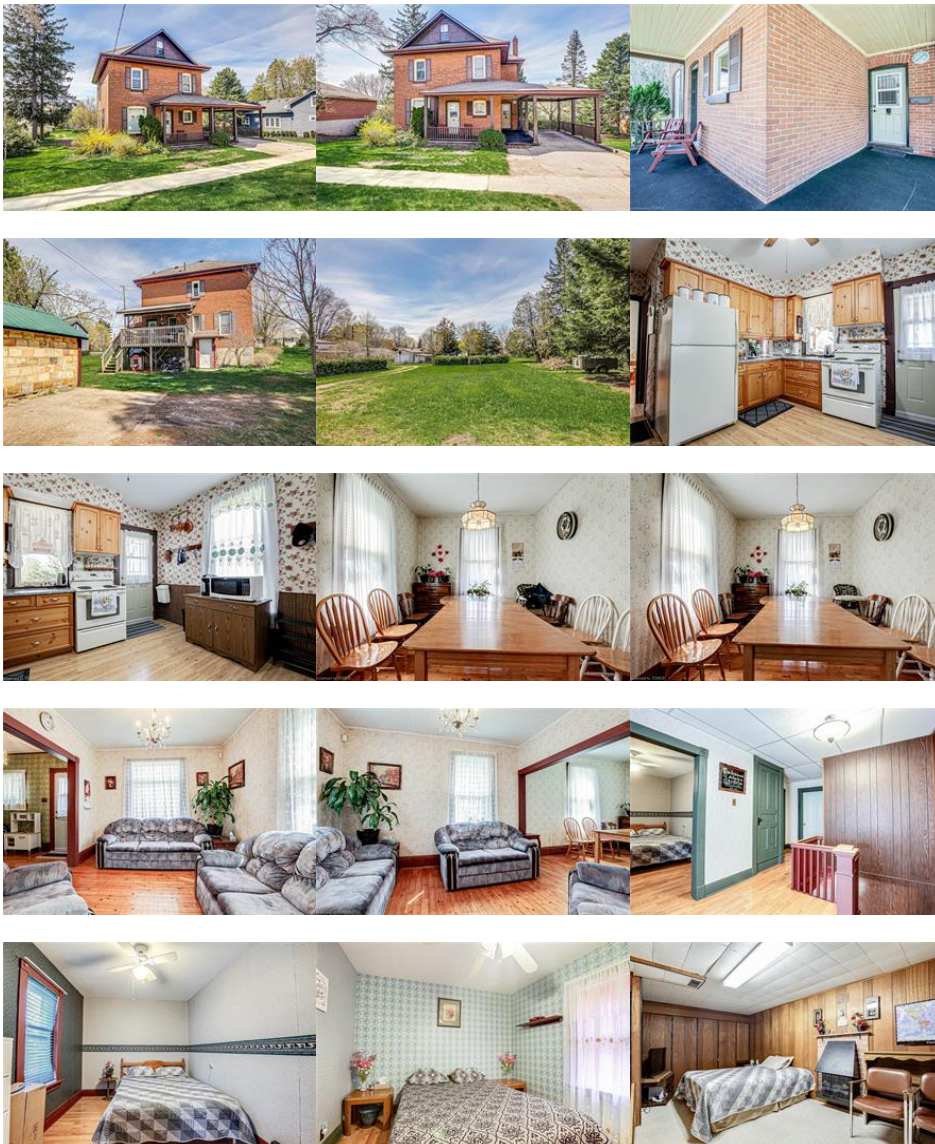
Date Prepared: **04/15/2021**

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40094444

Room	Level	Dimensions	Dimensions (Metric)	Room Features
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	

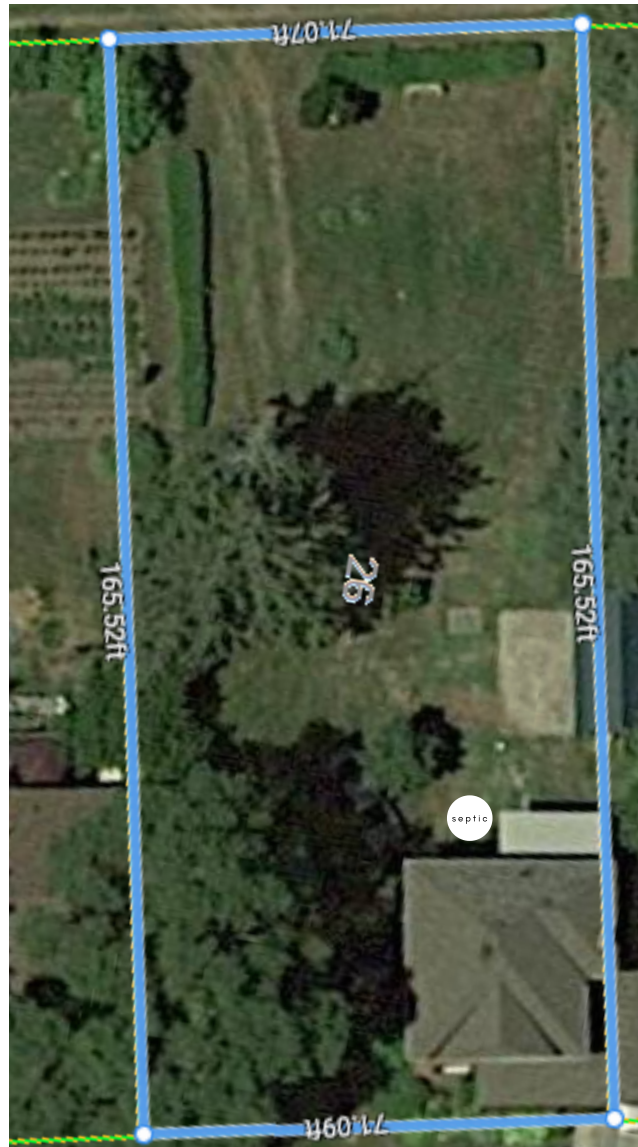
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PROPERTY LINES & SEPTIC LOCATION



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