



111 Irving Drive
Norwich

JUST LISTED



1,473 sq. Ft.

2 Bedrooms

2 Bathroom

Build in 2014

Dead End Location



Offered at \$724,900



MARIUS KERKHOFF
REAL ESTATE BROKER

**Ask.
Marius**

REAL ESTATE SERVICES

226.549.7733
office@askmarius.ca



HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

- Brick Exterior
- Poured Concrete Foundation
- Asphalt Shingle Roof
- Attached Garage
- Private Single Wide Driveway
- Full Unfinished Basement
- Municipal Water
- Municipal Sewer
- Main Level Laundry
- Fully Fenced Yard

Heat - ENBRIDGE

\$62.00/Month

Hydro - HYDRO ONE

\$79.00/Month

Water/Sewer- ERTH POWER

\$78.00/Month

Property Tax

\$3,600.00/2021



MORTGAGE

Asking Price \$ 724,900.00

	20%	25%	30%	35%
Down Payment	\$ 144,980.00	\$ 181,225.00	\$ 217,47	\$ 253,715.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 579,920.00	\$ 543,675.00	\$ 507,43	\$ 471,185.00

Amortization Period	25 Years	25 Years	25 Years	25 Years
Mortgage Rate	1.84%	1.84%	1.84%	1.84%
Mortgage Type	5-Year Fixed	5-Year Fixed	5-Year Fix	5-Year Fixed
Total Mortgage Payment				
Per Month	\$ 2,411.00	\$ 2,260.00	\$ 2,11	\$ 1,959.00

Land Transfer Tax	\$ 10,973.00
Provincial	\$ 10,973.00
Municipal	\$ -
Rebate	\$ -



PROPERTY LINES



ZONING - RESIDENTIAL TYPE 1 ZONE

USES PERMITTED

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 12.1:

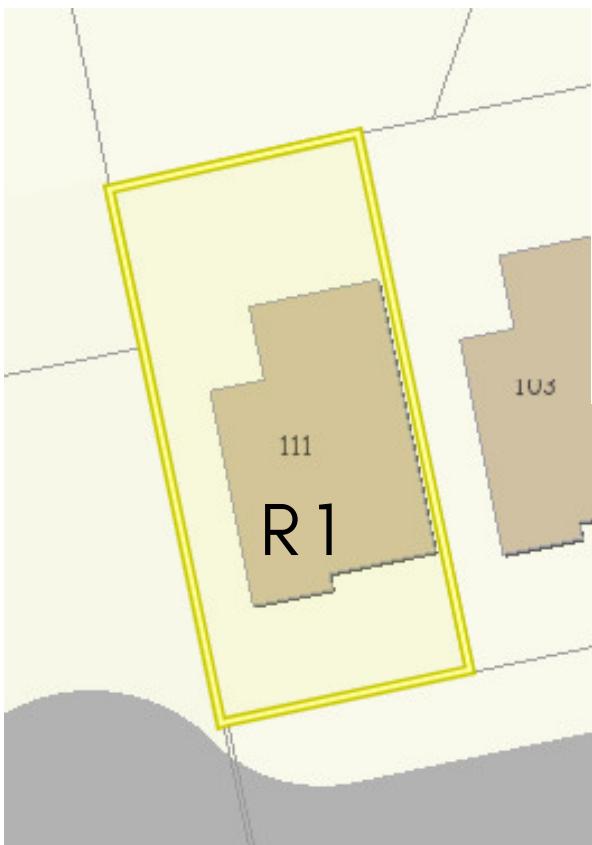


TABLE 12.1: USES PERMITTED
• a <i>converted dwelling</i> , in accordance with the provisions of section 6.4 of this Zoning By-Law;
• a <i>garden suite</i> , in accordance with the provisions of Section 6.9, of this Zoning By-Law;
• a <i>group home</i> , in accordance with the provisions of Section 6.12 of this Zoning By-Law;
• a <i>home occupation</i> , in accordance with the provisions of Section 6.14 of this Zoning By-Law;
• a <i>public use</i> in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a <i>single detached dwelling</i> .

(Amended by By-Law 67-99)

ZONE PROVISIONS

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 12.2:

TABLE 12.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum Where sanitary sewers are not available	2,800 m² (30,140 ft²)
Lot Area, Minimum Where served by both sanitary sewers and public water supply	450 m² (4,844 ft²) or 600 m² (6,458.6 ft²) in the case of a <i>corner lot</i>
Lot Frontage, Minimum Where sanitary sewers are not available	35 m (114.8 ft)
Lot Frontage, Minimum Where served by both sanitary sewers and public water supply	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>

ZONING - RESIDENTIAL TYPE 1 ZONE

TABLE 12.2: ZONE PROVISIONS

Zone Provision	Uses
Lot Depth , Minimum, where sanitary sewers are not available	80 m (262.5 ft)
Lot Depth , Minimum, where served by sanitary sewers and public water supply	30 m (98.4 ft)
Front Yard , Minimum Depth	10 m (32.8 ft)
Exterior Side Yard , Minimum Width	
Rear Yard , Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard , Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).
Setback , Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft)
Lot Coverage , Maximum	30% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Gross Floor Area , Minimum	93 m² (1,001 ft ²)
Height of Building , Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.
Special Provisions - Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.

ZONING - RESIDENTIAL TYPE 1 ZONE

12.3.1.2	Notwithstanding any provisions of this By-Law to the contrary, no <i>person</i> shall within any R1-C1 Zone use any <i>lot</i> , or <i>erect, alter</i> , or use any <i>building or structure</i> for any purpose except in accordance with the following provisions:	
12.3.1.2.1	LOT FRONTAGE	
	Minimum	21 m (68 ft)
12.3.1.2.2	LOT DEPTH	
	Minimum	39 m (127 ft)
12.3.1.2.3	FRONT YARD DEPTH	
	Minimum	2.5 m (8ft)
12.3.1.2.4	EXTERIOR SIDE YARD WIDTH	
	Minimum	NIL
12.3.1.2.5	REAR YARD DEPTH	
	Minimum	1.5 m (4.9ft)
12.3.1.2.6	PROVISIONS FOR A CONVERTED DWELLING	
12.3.1.2.6.1	Minimum Lot Area	1,342m² (14,445 ft²)
12.3.1.2.6.2	Minimum Size of Converted Dwelling	90 m² (968.75 ft²)

NEARBY AMENITIES

Parks

Westside Estates Park
Dillon Park
Harold Bishop Park

Fitness

Norwich Family Fitness
Norwich Arena

Art and Culture

Norwich and District
Museum and Archives
Norwich Public Library

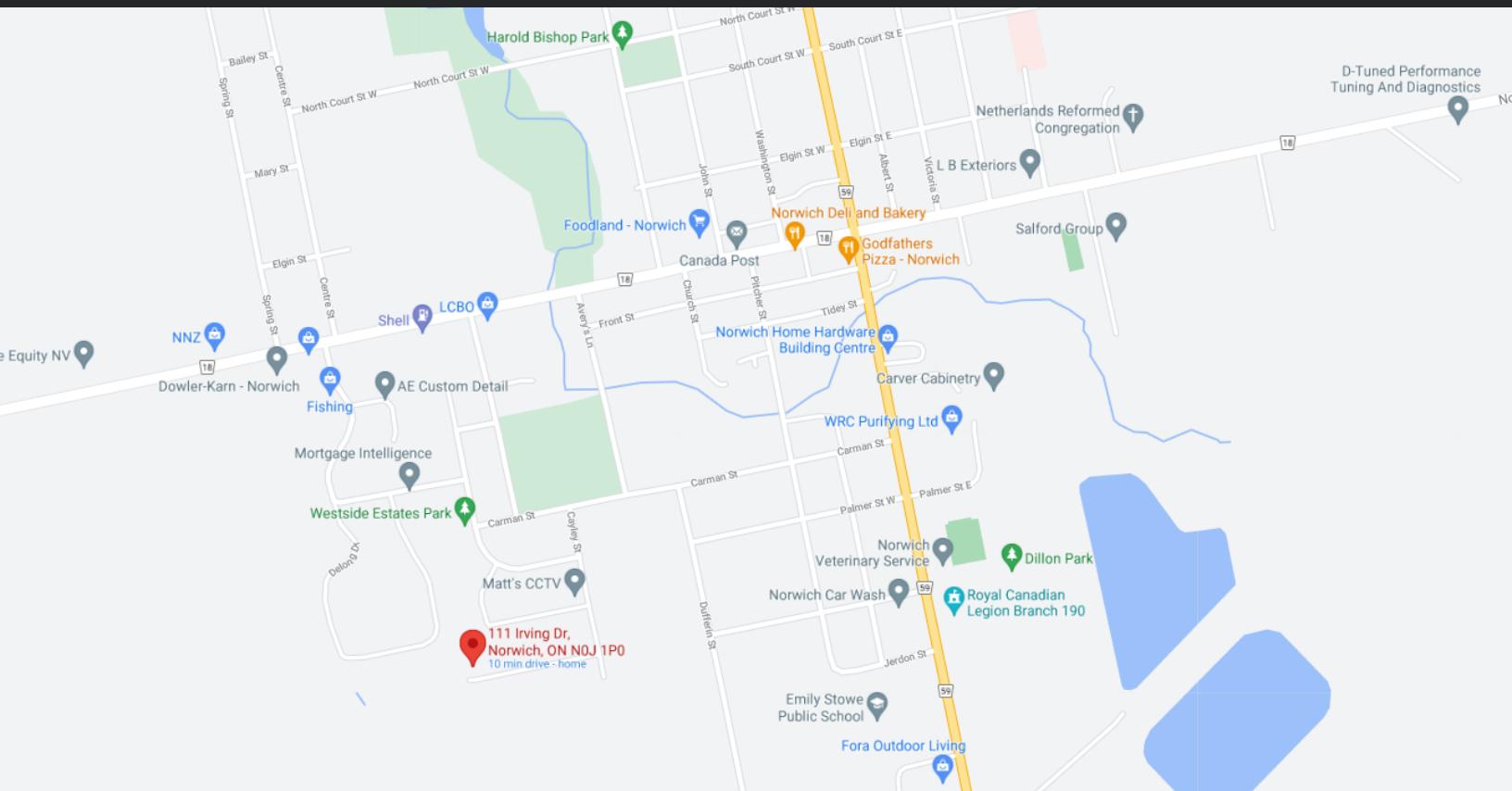
Churches

Netherlands Reformed
Christian Church
Norwich Baptist Church
The Corner Stone
Norwich United Church
Knox Presbyterian Church

Schools

(Thames Valley District School
Board)

Emily Stowe Public School
(Elementary)
Rehoboth Christian School
(Private)
Harold Bishop Park



111 IRVING Drive, Norwich, Ontario N0J 1P0

Client Full
Active / Residential

[111 IRVING Dr Norwich](#)

MLS® #: 40100398
 Price: **\$724,900**

Oxford/Norwich/Norwich Town Bungalow/House



Main	Beds	Baths	Kitch
	2	2	1

Beds: **2 (2 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **1,473/Plans**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,473.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,600/2021**

Remarks/Directions

Public Rmks: **Looking for a perfect bungalow in Norwich? This is a HEG Homes built house, with great layout, design, and curb appeal. From the foyer with its high ceiling, to the open concept kitchen & living room with a glass sliding door to a private patio, this layout will be great for downsizing or retiring. The two large bedrooms, two bathrooms, and laundry room which also leads outside to the patio which provides an open and pleasant atmosphere in the home. The basement with its oversized windows is unfinished, and ready for your imagination. This property also has a 14 kw standby generator and 1.5 car garage. Located on a quiet street near all amenities, this is a wonderful place to call home.**

Directions: **From Stover Street South onto Carmen Streets, then onto Cayley Street, right onto Irving Drive**
 Cross St: **Cayley Street**

Common Elements

Exterior

Exterior Feat:	Porch	Foundation:	Roof:	Asphalt Shingle
Construct. Material:	Brick	Poured Concrete	Prop Attached:	Detached
Shingles Replaced:			Apx Age:	6-15 Years
Year/Desc/Source:	2014/Completed / New/Owner		Rd Acc Fee:	
Property Access:	Municipal Road, Paved Road		Winterized:	Fully Winterized
Other Structures:	None			
Pool Features:	None			
Garage & Parking:	Attached Garage, Private Drive Single Wide, Built-In Garage		Garage Spaces:	1.5
Parking Spaces:	4	Driveway Spaces: 2.0	Sewer:	Sewer (Municipal)
Parking Level/Unit:		Parking Assigned:		
Services:				
Water Source:	Municipal	Water Tmnt:		
Lot Size Area/Units:	0.141/Acres	Acres Range:	< 0.5	Acres Rent:
Lot Front (Ft):	49.21	Lot Depth (Ft):	108.82	Lot Shape:
Location:	Urban	Lot Irregularities:		Land Lse Fee:
Area Influences:	Library, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby			
View:			Retire Com:	No
Topography:	Flat		Fronting On:	West
Restrictions:	Other		Exposure:	

Interior

Interior Feat:	Auto Garage Door Remote(s), Water Heater Owned, Water Softener
Basement:	Full Basement
Laundry Feat:	Main Level
Cooling:	Central Air
Heating:	Forced Air, Gas
Under Contract:	None
Lease to Own:	None
Inclusions:	Negotiable

Property Information

Common Elem Fee: **No**
 Legal Desc: **LOT 1, PLAN 41M219, NORWICH.**
 Zoning: **R1**

Local Improvements Fee:
 Survey: **Unknown/**

Assess Val/Year: **\$277,000/2021**
PIN: **000600517**
ROLL: **320203001026100**
Possession/Date: **60 - 89 Days/**

Hold Over Days:
Occupant Type: **Owner**

Deposit: **5000**

Brokerage Information

List Date: **04/22/2021**
List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE**
Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker
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Date Prepared: 04/28/2021

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40100398

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	7' 9" X 4' 10"	2.36 X 1.47	
Kitchen	Main	7' 0" X 10' 6"	2.13 X 3.20	
Dinette	Main	12' 1" X 10' 6"	3.68 X 3.20	
Great Room	Main	12' 6" X 7' 0"	3.81 X 2.13	
Bedroom Primary	Main	14' 0" X 13' 0"	4.27 X 3.96	
Bathroom Primary	Main			3-Piece
Bedroom	Main	10' 5" X 13' 0"	3.17 X 3.96	
Bathroom	Main			4-Piece
Laundry	Main	9' 2" X 6' 2"	2.79 X 1.88	
Utility Room	Basement	9' 4" X 11' 9"	2.84 X 3.58	

MLS® #: 40100398





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