



92 Mill Street West
Otterville

JUST LISTED



2,070 sq. Ft.

4 Bedrooms

4 Bathroom

2 Storey Home

Fully Fenced Yard



Offered at \$848,900



MARIUS KERKHOFF
REAL ESTATE BROKER

Ask Marius
REAL ESTATE SERVICES

226.549.7733
office@askmarius.ca



HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

- Brick Exterior
- Asphalt Shingle Roof
- Attached Double Car Garage
- Asphalt Driveway
- Fully Finished Basement
- Municipal Water
- Septic Sewer
- Shed
- Landscaped
- Poured Concrete Foundation
- Built in 2001

Gas

\$37.00/Month

Water and Hydro

\$130.00/Month

Property Tax

\$4,060.00/2021



MORTGAGE

Asking Price \$ **849,900.00**

	20%	25%	30%	35%
Down Payment	\$ 169,780.00	\$ 212,225.00	\$ 254,670.00	\$ 297,115.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 679,120.00	\$ 636,675.00	\$ 594,230.00	\$ 551,785.00
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 Fixed	5-Year Fixed
Total Mortgage Payment				
Per Month	\$ 2,824.00	\$ 3,171.00	\$ 2,959.00	\$ 2,748.00

Land Transfer Tax \$ 13,453.00

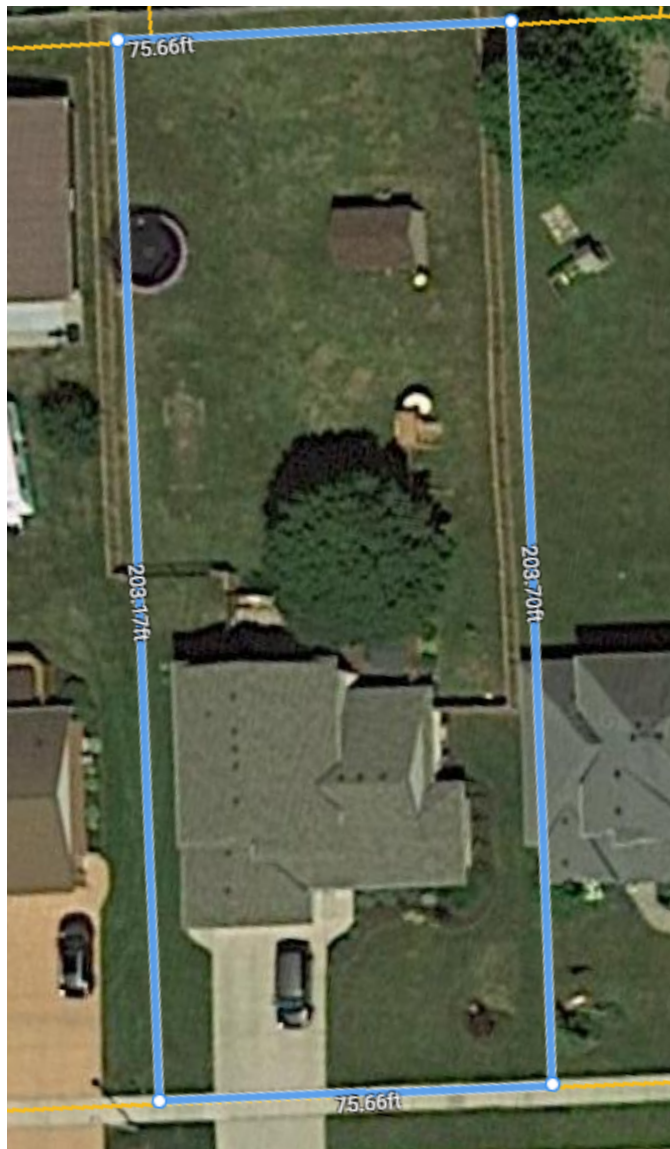
Provincial \$ 13,453.00

Municipal \$ -

Rebate \$ -



PROPERTY LINES



Area: $15,381.61 \text{ ft}^2$ (0.353 ac)

Perimeter: 557.74 ft.

Measurements: 75.66 ft. x 203.17 ft. x 75.66 ft.
x 203.70 ft.

ZONING - RESIDENTIAL TYPE 1



ZONING - RESIDENTIAL TYPE 1

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 6.1:

TABLE 6.1: USES PERMITTED
<ul style="list-style-type: none"> • a <i>group home</i>, in accordance with the provisions of Section 5.9;
<ul style="list-style-type: none"> • a <i>home occupation</i>, in accordance with the provisions of Section 5.10;
<ul style="list-style-type: none"> • a <i>public use</i> in accordance with the provisions of Section 5.22;
<ul style="list-style-type: none"> • a <i>single detached dwelling</i>

(Amended by By-Law 17-4962)

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 6.2:

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Dwellings Per Lot, Maximum	1 <i>dwelling</i>
Lot Area	450 m ² (4,844 ft ²) or 540 m ² (5,812.7 ft ²) in the case of a <i>corner lot</i>
Lot Frontage	15 m (49.2 ft) or 18 m (59.1 ft) in the case of a <i>corner lot</i>
Lot Depth	30 m (98.4 ft)
Front Yard, Minimum Depth	6 m (19.7 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 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).



ZONING - RESIDENTIAL TYPE 1

Setback , Minimum distance from the Centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19 m (62.3 ft)
Lot Coverage , Maximum	35% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Gross Floor Area , Minimum	75 m² (807.3 ft²)
Height of Building , Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5

(Amended by By-Law 10-4592)

SPECIAL YARD PROVISIONS FOR A GARDEN SUITE (R1-G)

In accordance with the provisions of Section 5.6, all R1-G zoned *lots* may contain a *garden suite* or any *use permitted* in Section 6.1, in accordance with the provisions of Section 6.2. Upon expiry of the temporary *use* by-law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

SPECIAL PROVISIONS

LOCATION: VICTORIA STREET WEST, R1-1

Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a *single detached dwelling*;
- a *home occupation* in a *permitted dwelling*;
- a *public use* in accordance with the provisions of Section 5.22 hereof.

Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

SETBACK FROM TOP-OF-SLOPE

All *buildings* and *structures* must be located a minimum distance of **6 m (19.7 ft)** from the top of slope.

That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

NEARBY AMENITIES

Parks

Park of Otterville
Otterville Park & Pavillion

Schools

(Thames Valley District School Board)

Emily Stowe Public School
Rehoboth Christian School

Art & Culture

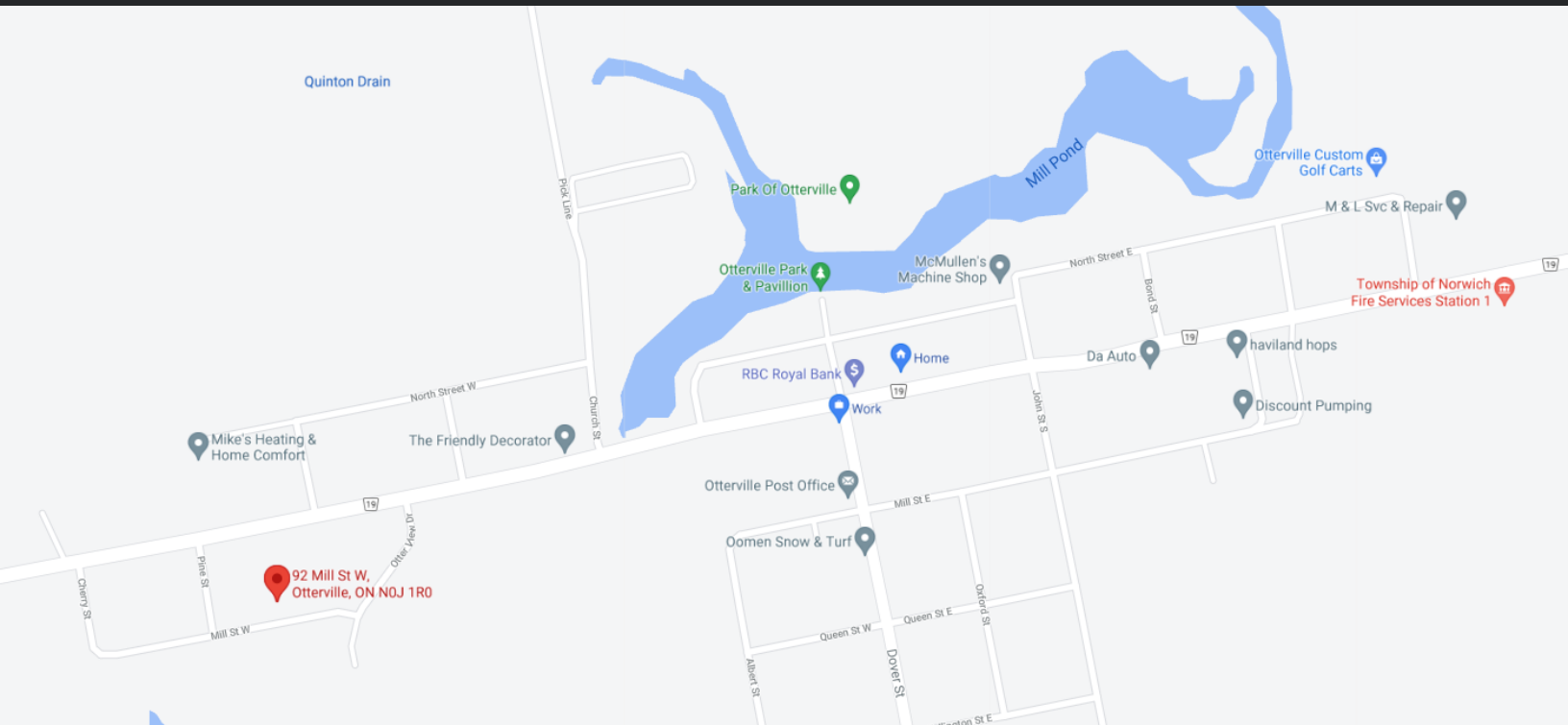
Otterville Public Library

Churches

Otterville United Church
Reformed Congregations of North America
Otterville Baptist Church

Services

Township of Norwich Fire Services



92 MILL Street W, Otterville, Ontario N0J 1R0

Client Full
Active / Residential

92 MILL St W Otterville

MLS® #: 40104588
 Price: **\$848,900**



**Oxford/Norwich/Otterville
 2 Storey/House**

	Beds	Baths	Kitch
Basement	1	1	
Main		1	1
Second	3	2	

Beds: **4 (3 + 1)**
 Baths: **4 (3 + 1)**
 SF Total: **2,070/Other**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,070.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,060/2021**

Remarks/Directions

Public Rmks: **Stunning 2 storey home with double car attached garage and huge yard in a quiet Otterville neighborhood. This immaculate 4-bedroom, 3.5 bath home has an inviting floor plan with the spacious eat-in kitchen with all new cabinetry which opens into the dining room and bright living room with vaulted ceilings and cozy gas fireplace. A large foyer, main floor laundry, and two-piece powder room round out the main level. Upstairs is the master bedroom with a lovely ensuite and walk-in closet. Two additional bedrooms are a good size and share another full bathroom. Downstairs is fully finished with a rec room, bedroom with a double closet, bathroom with shower, and great play area for the little ones! Direct access to the fully fenced back yard (with an awesome deck and full inground sprinkler system) is provided through the kitchen or outside through double gates to the side of the house which can easily fit an RV or boat and even a possible future shop! For your vehicles, there is a double attached garage with inside entry and a double-wide concrete driveway. This home is turn-key, ready to move in, and meticulously maintained.**

Directions: **TRAVEL WEST ON OTTERVILLE RD./ MAIN ST. W., TURN SOUTH ON TO PINE ST. AND EAST ON TO MILL ST. WEST**
 Common Elements

Exterior

Construct. Material: **Brick**
 Shingles Replaced:
 Year/Desc/Source: **2001//Estimated**
 Other Structures: **Fence - Full, Shed**
 Pool Features: **None**
 Garage & Parking: **Attached Garage, Private Drive Double Wide, Asphalt Driveway**
 Parking Spaces: **6**
 Parking Level/Unit: **Driveway Spaces: 4.0**
 Services: **Cell Service, Electricity, Fibre Optics, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **75.46**
 Location: **Urban**
 Area Influences: **Ample Parking, Landscaped**
 View:
 Topography: **Flat**
 Foundation: **Poured Concrete**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Winterized:
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Water Tmnt: **Water Softener**
 Acres Range: **< 0.5**
 Acres Rent:
 Lot Depth (Ft): **203.17**
 Lot Shape: **Rectangular**
 Lot Irregularities:
 Land Use Fee:
 Retire Com: **No**
 Fronting On: **North**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Central Vacuum, Sump Pump, Ventilation System**
 Basement: **Full Basement**
 Laundry Feat: **In-Suite**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **1/Natural Gas**
 Under Contract: **Water Softener**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove**
 Exclusions: **All Salon equipment, including sink, mirror, beam, lawn mower, dart board in basement, mirror in basement, dog house**
 Basement Fin: **Fully Finished**
 FP Stove Op:
 Contract Cost/Mo:

Property Information


Common Elem Fee: **No**
 Legal Desc: **LOT 6, PLAN 41M154, NORWICH**

Local Improvements Fee:

Zoning: **R1**
 Assess Val/Year: **\$359,250/2019**
 PIN: **000520509**
 ROLL: **320201003040300**
 Possession/Date: **60 - 89 Days/**

Survey: **Unknown/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit:

Brokerage Information

List Date: **04/30/2021**
 List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE** 
 Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker
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Date Prepared: 04/30/2021

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40104588

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	26' 2" X 14' 1"	7.98 X 4.29	Fireplace
Bathroom	Main			2-Piece
Kitchen	Main	12' 7" X 10' 7"	3.84 X 3.23	
Dining Room	Main	13' 6" X 10' 10"	4.11 X 3.30	
Laundry	Main	9' 0" X 10' 0"	2.74 X 3.05	
Bedroom	Second	12' 10" X 10' 4"	3.91 X 3.15	
Bedroom	Second	13' 9" X 11' 5"	4.19 X 3.48	
Bathroom	Second			4-Piece
Bedroom Primary	Second	14' 9" X 15' 0"	4.50 X 4.57	
Bathroom	Second			4-Piece
Recreation Room	Basement	13' 10" X 25' 8"	4.22 X 7.82	
Utility Room	Basement	11' 9" X 15' 0"	3.58 X 4.57	
Den	Basement	7' 6" X 7' 3"	2.29 X 2.21	
Bedroom	Basement	17' 0" X 11' 0"	5.18 X 3.35	
Bathroom	Basement			3-Piece

MLS® #: 40104588



