17 Highway Crescent Courtland JUST LISTED
$2,100 \mathrm{sq} . \mathrm{Ft}$.
4 Bedrooms
2 Bathroom
9.433 Acres

Brick Bungalow

Offered at \$848,800


MARIUS KERKHOFF REAL ESTATE BROKER


SALESTEER DEN BOER SALES REPRESENTATIVE

## DETAILS

- Brick Exterior
- Asphalt Shingle Roof
- Attached Garage
- Asphalt Driveway
- Partially Finished Basement
- Municipal Water
- Septic Sewer
- Shed
- Concrete Block Foundation
- Furnace (2018)

Property Tax
\$3,374.48/2021


## MORTGAGE

| Asking Price | \$ | 848,800.00 |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 20\% |  | 25\% |  | 30\% |  | 35\% |  |
| Down Payment | \$ | 169,760.00 | \$ | 212,200.00 | \$ | 254,640.00 | \$ | 297,080.00 |
| Mortgage Insurance | \$ | - | \$ | - | \$ | - | \$ | - |
| Total Mortgage Required | \$ | 679,040.00 | \$ | 636,600.00 | \$ | 594,160.00 | \$ | 551,720.00 |
| 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 | \$ | 2,823.00 | \$ | 2,647.00 | \$ | 2,470.00 | \$ | 2,294.00 |
| Land Transfer Tax | \$ | 13,451.00 |  |  |  |  |  |  |
| Provincial | \$ | 13,451.00 |  |  |  |  |  |  |
| Municipal | \$ | - |  |  |  |  |  |  |
| Rebate | \$ | - |  |  |  |  |  |  |

## PROPERTY LINES



Area: $410,922.65 \mathrm{ft}^{2}(9.433 \mathrm{ac})$
Perimeter: 3,336.61 ft. / 1 km
Measurements: $27.91 \mathrm{ft} . \mathrm{x} 243.23 \mathrm{ft} . \mathrm{x} 86.96 \mathrm{ft} . \mathrm{x}$ $263.60 \mathrm{ft} . \mathrm{x} 147.92 \mathrm{ft} . \mathrm{x} 142.29 \mathrm{ft} . \mathrm{x} 31.81 \mathrm{ft} . \mathrm{x} 31.81 \mathrm{ft}$. $x 208.02 \mathrm{ft} . \mathrm{x} 144.17 \mathrm{ft} . \mathrm{x} 293.33 \mathrm{ft} . \mathrm{x} 893.81 \mathrm{ft} . \mathrm{x}$ $80.48 \mathrm{ft} . \mathrm{x} 90.43 \mathrm{ft} . \mathrm{x} 313.24 \mathrm{ft} . \mathrm{x} 136.47 \mathrm{ft} . \mathrm{x} 67.85 \mathrm{ft}$. x 134.60 ft .

## ZONING - AGRICULTURAL ZONE



## ZONING - AGRICULTURAL ZONE

## Agricultural Zone (A)

### 12.1.1 Permitted Uses

In an A Zone, no land, building or structure shall be used except in accordance with the following uses:
a) animal kennel, subject to Subsection 12.1.4
b) bed \& breakfast, subject to Subsection 3.4
c) bunk house
d) Cannabis Production and Processing, subject to General Provisions 3.21 [25-Z-2018]
e) dwelling, single detached
f) farm
g) farm brewery, subject to Subsection 12.2.3 [34-Z-2019]
h) farm distillery, subject to Subsection 12.2.3 [34-Z-2019]
i) farm experience activity, subject to Subsection 12.2.2
j) farm processing, accessory to a farm
k) farm processing-value added, subject to Subsection 12.2.1

1) farm produce outlet, accessory to a farm
m) farm winery, subject to Subsection 12.2.3
n) home industry
o) home occupation
p) on-farm diversified use, subject to Subsection 12.3 [34-Z-2019]
q) seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm.
r) accessory residential dwelling unit, subject to Subsection 3.2.3 [7-Z-2020]

In an A Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:
a) minimum lot area:
i) lot 40 hectares
ii) residential lot surplus to a

2,000 square metres
farm operation [27-Z-2016]
b) minimum lot frontage:
i) interior and corner lots $\quad 30$ metres
c) minimum front yard: 13 metres
d) minimum exterior side yard: 13 metres
e) minimum interior side yard: 3 metres
f) minimum rear yard:
g) minimum separation:
between a farm processing
facility and a dwelling on an adjacent lot
h) maximum building height: 11 metres

## ZONING - AGRICULTURAL ZONE

12.2 Value Added Agriculture
12.2.1 Any farm processing-value added shall be subject to the following provisions:
a) the maximum usable floor area shall be 560 square metres;
b) the majority of the product processed, preserved, packaged and/or stored shall be from the farm operation;
c) the farm processing-value added shall be secondary to the main farm use on the subject lands.
12.2.2 Any farm experience activity shall be subject to the following provisions:
a) the farm experience activity shall be secondary to the main farm use on the subject lands;
b) all farm experience activity shall be clearly farm-related through ongoing interaction with agricultural activities;
c) the farm experience activity area including all associated uses shall not exceed 5 percent of the total lot area for the farm parcel on which it is located. Production lands which are used for the growing of crops and simultaneously used as part of the activity area shall not be included in the calculation of the 5 percent.

12.2.3 Any farm winery, farm brewery, or farm distillery shall be subject to the following provisions:
a) all wines, beers, and spirits produced shall be made from crops grown primarily by the farm operation; and,
b) secondary uses shall be limited to on-farm diversified uses, subject to Subsection 12.3. [34-Z-2019]
12.3 On-Farm Diversified Use
12.3.1 Any on-farm diversified use shall be subject to the following provisions:
a) an on-farm diversified use shall only be permitted on an existing farm operation;
b) no on-farm diversified use shall exceed a combined total of one (1) hectare;
c) the gross floor area of all buildings used for an on-farm diversified use shall not exceed 20 percent of the acceptable land area, as calculated in 12.3.1 b);
d) the land area and the area of existing buildings used for an on-farm diversified use may be discounted at the rate of 50 percent. Where an on-farm diversified use uses the same footprint as a demolished building, the land area for the use may be similarly discounted by 50 percent;
e) 100 percent of the area needed for a parking space and outdoor storage for the onfarm diversified use will be included in the area calculation.
f) where an on-farm diversified use uses an existing farm laneway, or parking area, the area of the laneway or parking area will not be included in the area calculations. [34-Z-2019]

## NEARBY AMENITIES

Parks
Courtland Lions Community Park

## Schools

Courtland Public School

Churches
Netherlands Reformed
Congregation
Grace Family Bible
Fellowship
Courtland United
Church
Courtland Old Colony Mennonite Church

## Stores

## Services

Norfolk County Fire Station

## 17 HIGHWAY Crescent, Courtland, Ontario NOJ 1E0

| Client Full | $\mathbf{1 7 ~ H I G H W A Y ~ C r ~ C o u r t l a n d ~}$ | MLS®\#: 40111010 |
| :--- | :--- | :--- |
| Active / Residential |  | Price: $\mathbf{\$ 8 4 8 , 8 0 0}$ |

Norfolk/Middleton/Courtland
Bungaloft/House

| Beds | Baths | Kitch |  |
| :--- | :---: | :---: | :---: |
| Basement | $\mathbf{2}$ |  |  |
| Main | $\mathbf{2}$ | $\mathbf{2}$ | $\mathbf{1}$ |

Beds: $4(2+2)$
Baths: $2(2+0)$
SF Range: $\quad 2001$ to 3000
Abv Grade Fin SF: 2,100.00/Public Records
Common Interest: Freehold/None
Tax Amt/Yr: \$3,374/2021

## Remarks/Directions


#### Abstract

Public Rmks: Looking for nearly 10 acres near Highway $\mathbf{3}$ in Courtland? This property with a well built all brick bungalow might be the one for you. Lots of room in this home including a large mud room, two bedrooms on the main floor with a third that is used as a den. There is a separate dining room, huge living room with new carpet, and a full basement with two more bedrooms, bar area with a wood fireplace in the rec room, and two storage rooms. The back yard has full southern views overlooking pasture for your future hobby farm!

Directions: From Highway 3 onto Highway Crescent


Common Elements

Exterior


| Common Elem Fee: No | Local Improvements Fee: |  |
| :--- | :--- | :--- |
| Legal Desc: | PT LT $\mathbf{1 6 6}$ CON STR MIDDLETON AS IN NR358570; NORFOLK COUNTY |  |
| Zoning: | A | Survey: |
| Assess Val/Year: | $\mathbf{\$ 2 6 7 , 0 0 0 / 2 0 2 1}$ | Hold Over Days: |

Assess Val/Year:
List Date: 05/11/2021

List Brokerage: RE/MAX a-b REALTY LTD, BROKERAGE
Source Board: Tillsonburg
Prepared By: MARIUS KERKHOFF, Broker
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Date Prepared: 05/11/2021
*Information deemed reliable but not guaranteed.* CoreLogic Matrix

| MLS®\#: 40111010 |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| Room | Level | Dimensions | Dimensions (Metric) | Room Features |
| Kitchen | Main | 9' 4" X 12' 0" | 2.84 X 3.66 |  |
| Den | Main | 14' 4" X 10' 0" | $4.37 \times 3.05$ |  |
| Dining Room | Main | 10' 0" X 13' 0" | $3.05 \times 3.96$ |  |
| Living Room | Main | 19' 1" X 15' 2" | $5.82 \times 4.62$ |  |
| Foyer | Main | 4' 1" X 9' 0" | $1.24 \times 2.74$ |  |
| Bathroom | Main |  |  | 4-Piece |
| Bedroom | Main | 10' 11" X 10' 5" | $3.33 \times 3.17$ |  |
| Bedroom | Main | 12' 4" X 14' ${ }^{\prime \prime}$ | $3.76 \times 4.29$ |  |
| Mud Room | Main | 8' 9" X 13' 2" | $2.67 \times 4.01$ |  |
| Bathroom | Main |  |  | 3-Piece |
| Recreation Room | Basement | 35' 0" X 13' 8" | $10.67 \times 4.17$ |  |
| Bedroom | Basement | 8' 12" X 2' 0 " | 2.74 X 0.61 |  |
| Bedroom | Basement | 9' 2" X 13' ${ }^{\prime \prime}$ | $2.79 \times 4.17$ |  |
| Utility Room | Basement | 13' 1" X 12' 0" | $3.99 \times 3.66$ |  |
| Storage | Basement | 15' 3" X 6' 4" | $4.65 \times 1.93$ |  |

MLS®\#: 40111010



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