



16 Forman Street
Scotland

JUST LISTED



2,178 sq. Ft.

3 Bedrooms

2.5 Bathroom

1.191 Acres

Built in 2019



MARIUS KERKHOFF
REAL ESTATE BROKER

Ask.
Marius

REAL ESTATE
226.549.7733
office@askmarius.ca



HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

- Vinyl Siding
- Asphalt Shingle Roof (2019)
- Full Basement
- Sandpoint Well
- Septic
- Water Softener
- Double Car Garage
- Covered Front Porch
- Hot Tub
- Landscaped
- Poured Concrete Foundation

Heat (ENBRIDGE GAS)

\$150.00/Month

Hydro (HYDRO ONE)

\$130.00/Month

Property Tax

\$6,039.00/2021



MORTGAGE

Asking Price \$ 998,000.00

	20%	25%	30%	35%
Down Payment	\$ 199,600.00	\$ 249,500.00	\$ 229,400.00	\$ 349,300.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 798,400.00	\$ 748,500.00	\$ 698,600.00	\$ 648,700.00
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	\$ 3,320.00	\$ 3,112.00	\$ 2,905.00	\$ 2,697.00

Land Transfer Tax \$ 16,435.00

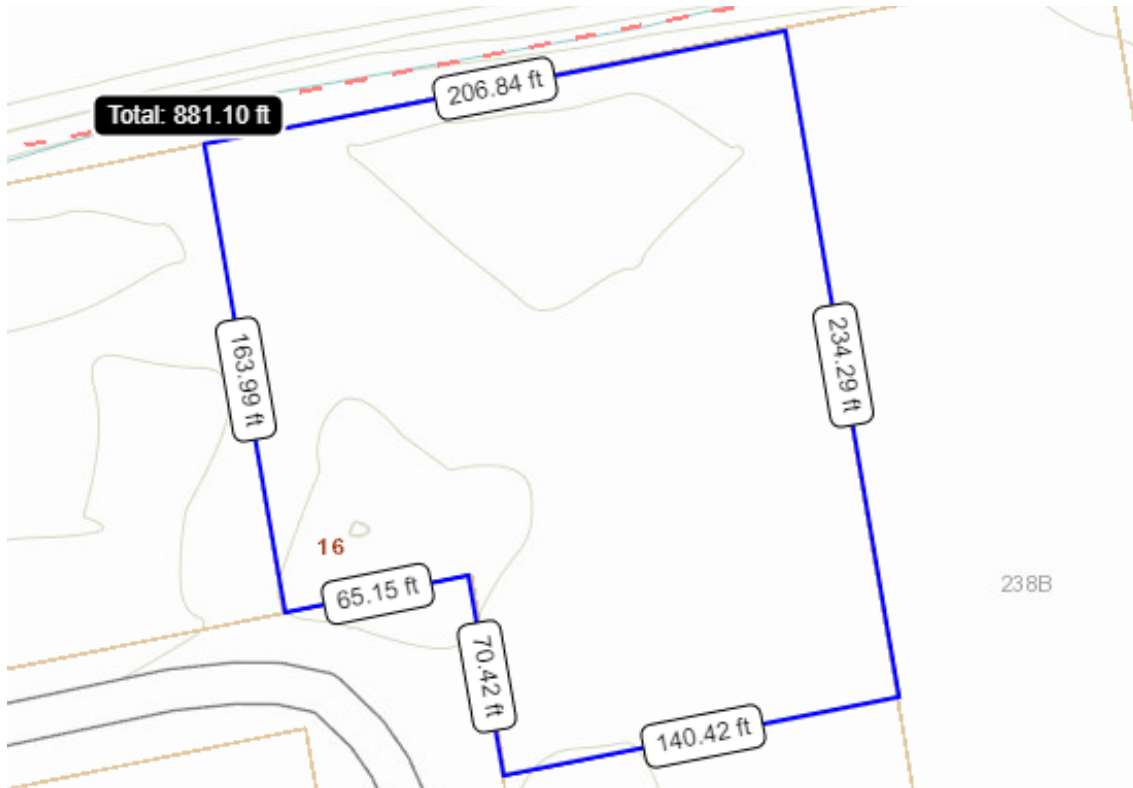
Provincial \$ 16,435.00

Municipal \$ -

Rebate \$ -



PROPERTY LINES, WELL, SEPTIC LOCATION

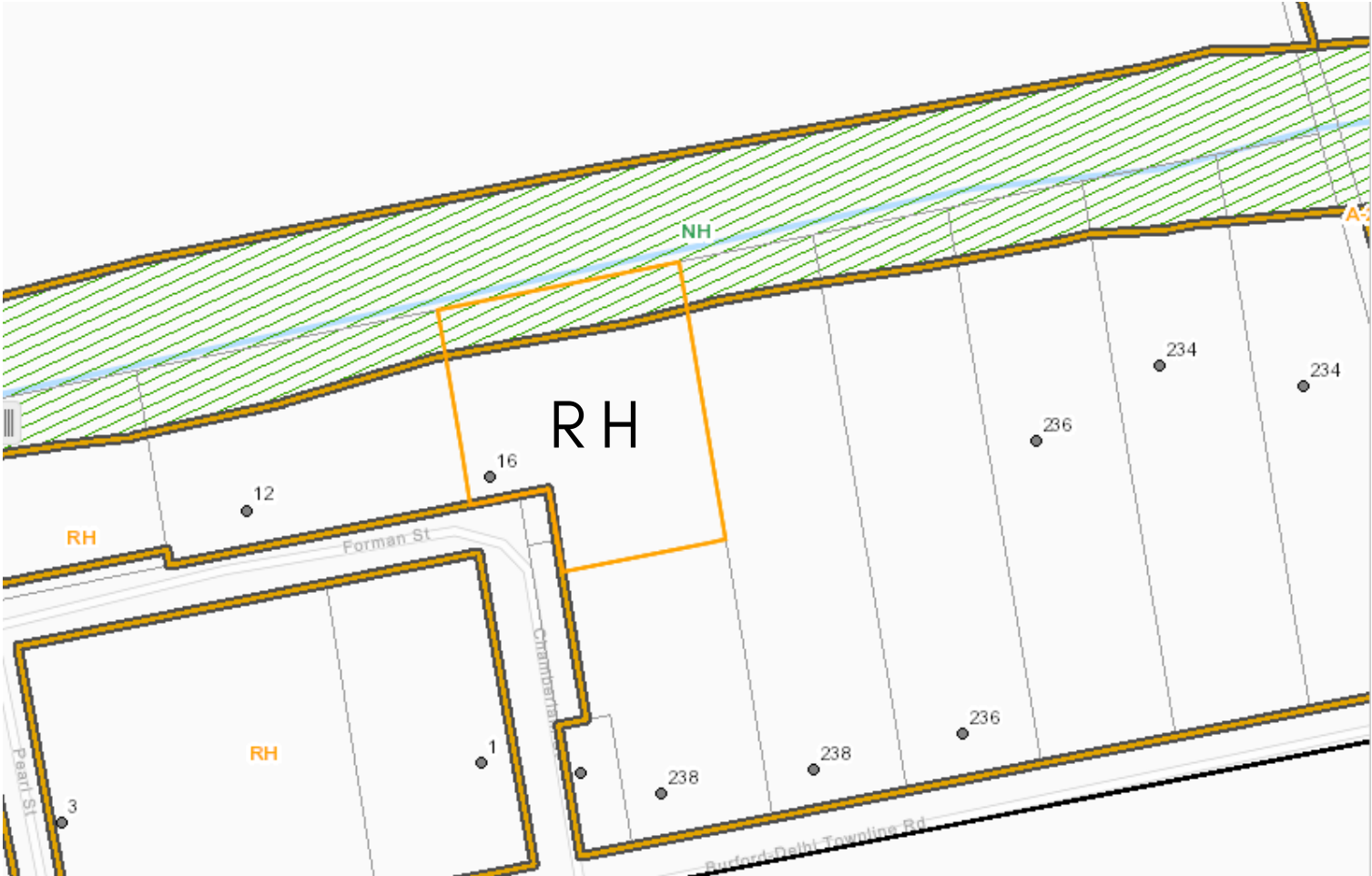


Area: 51,892.76 ft² (1.191 acres)

Perimeter: 881.10 ft.

Measurements: 93.77 ft. x 141.48 ft. x 264.17 ft. x 227.87 ft. x 169.58 ft. x 84.98 ft.

ZONING: RH - NON-URBAN RESIDENTIAL



ZONING: RH - NON-URBAN RESIDENTIAL

SECTION 9: NON-URBAN RESIDENTIAL (NUR) ZONES

9.1 Uses Permitted

No person shall within any Non-Urban Residential (NUR) Zones, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses as identified by a "dot":

The Non-Urban Residential Zones established by this By-Law are as follows:

SR	Suburban Residential
RH	Residential Hamlet and Villages
RR	Rural Residential

Table 9.1: Uses Permitted

List of Uses	SR	RH	RR
<i>Dwelling, Single Detached</i>	•	•	•
<i>Group Home</i>		•	

9.2 Zone Requirements

No person shall within any Non-Urban Residential (NUR) Zones, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

Suburban Residential (SR) Zone and Residential Hamlet (RH) Zone are intended for development with or without a municipal water supply. Rural Residential (RR) Zone is intended for development having private services.

Table 9.2: Zone Provisions

Zones Provision	SR and RH		RR
	Partial Services	Private Services	
Lot Area , Minimum (square metres)	1000	3000	4000
Lot Frontage , Minimum (metres)	20.0	30.0	40.0
Street Setback , Minimum (metres)	7.5		20.0
Interior Side Yard Setback , Minimum (metres)	1.5		5.0
Rear Yard Setback , Minimum (metres)	7.5		15.0
Lot Coverage , Maximum	30%		30%
Landscaped Open Space , Minimum	30%		30%
Building Height , Maximum (metres)	10.5		10.5

ZONING: RH - NON-URBAN RESIDENTIAL

9.4 Special Exceptions RH Zone

By-Law No.	Zone Code	Description
95-05	RH-1	Notwithstanding anything in this By-Law to the contrary, within any area <i>zoned</i> RH-1 on Schedule "A" hereto, no frontage on a <i>public street</i> shall be required. All other requirements of the By-Law shall apply.
224-06	RH-2	Notwithstanding any provision in this By-Law to the contrary, within any area <i>zoned</i> RH-2 on Schedule 'A' hereto, the minimum <i>west side yard setback</i> shall be 20.0 metres. All other requirements of the By-Law shall apply.
93-07	RH-3	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RH-3 on Schedule "A" hereto, an <i>accessory building</i> with a total <i>gross floor area</i> of 158 square metres and a <i>height</i> of 6.1 metres shall be permitted. The <i>building</i> may be used for the indoor storage of equipment and materials for a landscaping business. All other requirements of the By-Law shall apply.
14-09	RH-4	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RH-4 on Schedule "A" hereto, an <i>accessory building</i> with a maximum <i>height</i> of 7.6 metres shall be permitted and the maximum coverage of all <i>accessory buildings</i> shall not exceed 160.5 square metres. All other requirements of the By-Law shall apply.
90-11	RH-5	Notwithstanding any provision of this By-law to the contrary, within any area <i>zoned</i> RH-5 on Schedule "A" hereto, the total <i>gross floor area</i> of all <i>accessory buildings</i> and <i>structures</i> shall be 150 square meters with a maximum <i>height</i> of 11.6 metres shall be permitted. All other requirements of the By-Law shall apply.
75-12	RH-6	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RH-6 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Residential Hamlet (RH) Zone, <i>vehicles</i> sales and an <i>automobile repair garage</i> shall also be permitted, subject to the following requirements: <ul style="list-style-type: none">a) no more than six (6) <i>vehicles</i> may be located on the <i>lot</i> for sales or repair at any time;b) sales and repair be limited to the sales and repair of passenger cars and light trucks, no sales or repair of a <i>commercial vehicle</i> is permitted; All other requirements of the By-Law shall apply.

ZONING: RH - NON-URBAN RESIDENTIAL

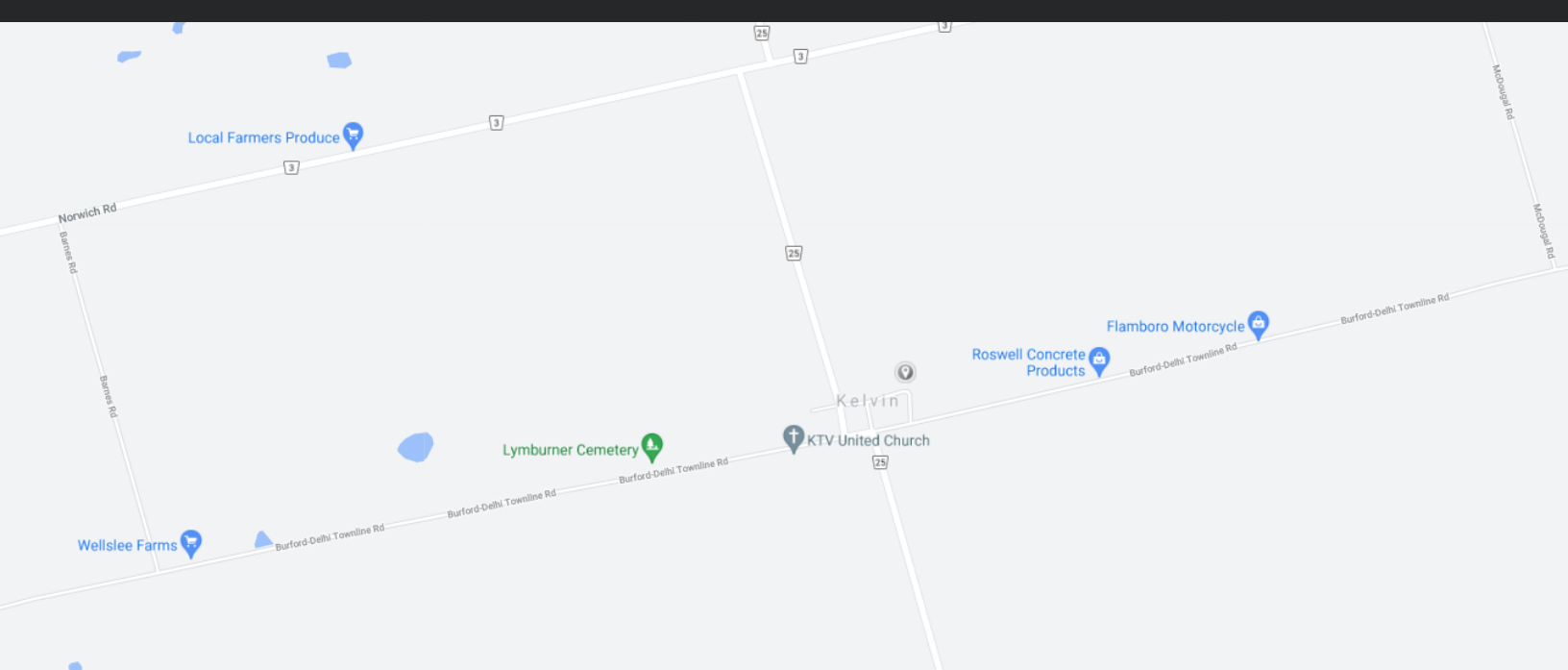
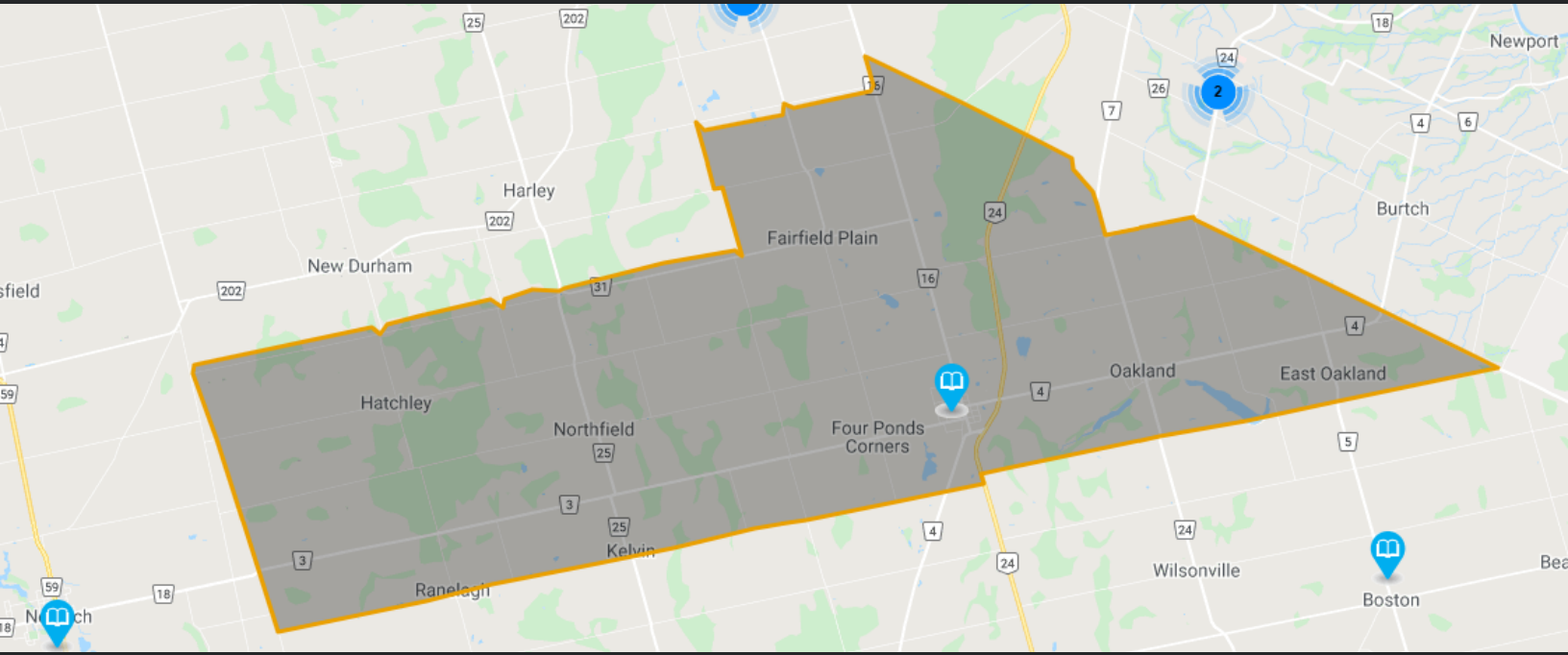
By-Law No.	Zone Code	Description
56-05, 53-13	RH-7	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RH-7 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Residential Hamlet (RH) Zone the maximum number of nutrient units permitted in a barn <i>existing</i> as of January 1, 2005, shall be five (5) and the <i>livestock</i> shall be restricted to Animal Group One as described on Schedule "B" of the By-Law (horses and/or chicken broilers). All other requirements of the By-Law shall apply.
177-13	RH-8	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RH-8 on Schedule "A" hereto, one (1) <i>accessory building</i> with a maximum <i>floor area</i> of 154 square metres and a maximum <i>height</i> of 5.4metres shall be permitted. All other requirements of the By-Law shall apply.
Not Available	RH-9	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RH-9 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in Residential Hamlet (RH) Zone, the parking of two <i>transport</i> trucks and <i>trailers</i> shall also permitted. All other requirements of the By-Law shall apply.
Not Available	RH-10	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RH-10 on Schedule "A", a cartage and <i>transport/truck terminal</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	RH-11	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> RH-11 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Residential Hamlet (RH) Zone, an <i>abattoir</i> shall be permitted subject to it being located a minimum of 120 metres from any <i>dwelling</i> on adjoining properties. All other requirements of the By-Law shall apply.
Not Available	RH-12	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> RH-12 on Schedule "A" hereto, a <i>modular dwelling /mobile home</i> as a <i>single detached dwelling</i> may be used as the <i>main dwelling</i> . All other requirements of the By-Law shall apply.
Not Available	RH-13	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RH-13 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in Residential Hamlet (RH) Zone, the parking of one <i>transport</i> truck including tractor and <i>trailer</i> shall also permitted. All other requirements of the By-Law shall apply.

ZONING: RH - NON-URBAN RESIDENTIAL

By-Law No.	Zone Code	Description
122-12	RH-14	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RH-14 on Schedule "A" hereto, the minimum right (west) <i>side yard</i> shall be 30.0 metres and the <i>dwelling</i> shall have no more than one (1) habitable <i>storey</i> fully above <i>grade</i> . All other requirements of the By-Law shall apply.
4-16	RH-15	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RH-15 on Schedule "A" hereto, a <i>rear yard setback</i> of 0.2 m for a detached <i>accessory structure existing</i> on the date of January 20, 2016 shall be permitted. All other requirements of the By-Law shall apply.
Not Available	RH-16	Notwithstanding anything in this By-Law to the contrary, within any area <i>zoned</i> RH-16 on Schedule "A" hereto, in addition to the uses permitted in the Residential Hamlet (RH) <i>Zone</i> , a <i>service shop</i> having a maximum <i>gross floor area</i> of 144 square metres shall also be permitted. All other requirements of the By-Law shall apply.
118-16	RH-20	<p>Notwithstanding any provision of this by-law to the contrary, within any area <i>zoned</i> RH-20 on Schedule "A" hereto, the following development standards shall apply;</p> <ul style="list-style-type: none"> • Decreased frontage on a public street (Bishopsgate Road) 19.96m; • A lot shall not require frontage on a Public street; • A lot is considered to be the land area which constitutes a unit of a Condominium Corporation; • Lot area, lot frontage, and yards shall be determined as if the common element road were a Public street; <p>All other requirements of the By-Law shall apply.</p>
144-18	RH-22	Notwithstanding any provision of this by-law to the contrary, within any area <i>zoned</i> RH-22 on Schedule "A" hereto, a minimum <i>exterior side yard setback</i> of 9.0 metres shall apply from East River Road to a <i>dwelling</i> . All other requirements of the by-law shall apply.

NEARBY AMENITIES

Schools - Grand Erie District School Board
Oakland-Scotland Public School (Elementary, Middle)



16 FORMAN Street, Kelvin, Ontario N0E 1R0

Client Full
Active / Residential

16 FORMAN St Kelvin

MLS® #: 40117292
 Price: **\$998,000**

**Brant County/2115 - SW Rural/2120 - Scotland
 Bungalow/House**



	Beds	Baths	Kitch
Basement		1	
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Total: **2,178/Plans**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,178.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,039/2021**

Remarks/Directions

Public Rmks: **Welcome home to 16 Forman Street, a stunningly custom-built bungalow home located in the small village of Kelvin, approximately 15 minutes from 403. Built in 2019, the home offers 3 bedrooms, 2.5 bathrooms, a double car garage, a full unspoiled basement, and a peaceful backyard oasis you've been looking for this summer. The charcoal siding with aluminum accent is striking as you make your way up the double-width driveway and newly completed landscaping that adds to the curb appeal. The front covered porch is the ideal spot to enjoy your morning coffee and start your day. The front entrance is spacious with the home office just steps away for convenience. The gorgeous, maintenance free luxury vinyl plank flows seamlessly throughout the home. Look at this kitchen, it's a touch of modern and minimalist! The white cabinetry with soft close drawers is complimented with dark countertops, large island that's perfect for food preparation, walk-in pantry, and great kitchen views. The large dining area with cathedral ceilings has ample space for entertaining near the patio door. Open concept and cathedral ceilings in the living room area with ceiling to floor custom fireplace, overlooking your large backyard. The main floor laundry has ample of closet space and garage access. The large master bedroom with backyard patio access features a walk-in closet and an ensuite bathroom with glass shower and stunning vanity. Two additional, good sized bedrooms and a full bathroom complete the main level. If more space is what you need then this home has it. The full basement is ready for your finishing touches! The mature trees, landscaped gardens and backyard hot tub is situated on over an acre of property.**

Directions: **From Burford Delhi Townline Road onto Chamberlain Street, Left onto Forman Street**
 Common Elements

Exterior

Exterior Feat:	Hot Tub, Landscaped, Patio(s), Porch		Roof:	Asphalt Shingle	
Construct. Material:	Vinyl Siding		Prop Attached:	Detached	
Shingles Replaced:	2019	Foundation:	Poured Concrete	Apx Age:	0-5 Years
Year/Desc/Source:	2019//Owner		Rd Acc Fee:	Fully Winterized	
Property Access:	Municipal Road, Paved Road		Winterized:		
Other Structures:					
Pool Features:	None				
Garage & Parking:	Attached Garage, Private Drive Double Wide,		Garage Spaces:	2.0	
Parking Spaces:	12	Driveway Spaces:	10.0	Sewer:	Septic
Parking Level/Unit:			Parking Assigned:		
Services:	At Lot Line-Gas, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Street Lights, Telephone				
Water Source:	Sandpoint Well	Water Tmnt:	Water Softener	Acres Rent:	
Lot Size Area/Units:	1.191/Acres	Acres Range:	0.50-1.99	Lot Shape:	Irregular
Lot Front (Ft):	66.70	Lot Depth (Ft):	264.17	Land Lse Fee:	
Location:	Urban	Lot Irregularities:		Retire Com:	No
Area Influences:	Landscaped, Place of Worship, School Bus Route, Schools				
View:					
Topography:	Flat	Fronting On:	East	Exposure:	
Restrictions:	None				

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Central Vacuum Roughed-in, Hot Tub, Sump Pump, Water Heater Owned, Water Softener**

Security Feat: **None**

Basement: **Full Basement** Basement Fin: **Unfinished**

Basement Feat: **Development Potential**

Laundry Feat: **Main Level**

Cooling: **Central Air**

Heating: **Forced Air, Gas**

Fireplace: **/Natural Gas**


FP Stove Op:

Inclusions: **Dishwasher, Garage Door Opener, Hot Tub, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Exclusions: **All Taxidermy hangings, WiFi Dog Fencing**
 Electric Age: **2** Plumbing Age: **2** Furnished:
 Furnace Age: **2** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PART LOT 2-3 BLOCK 4 PLAN 52B BURFORD; PART FORMAN ST PLAN 52B BURFORD AS CLOSED BY A442474, EAST OF CEDAR ST; PART LOT 12 CONCESSION 14, BURFORD, PART 1, 2R7696. COUNTY OF BRANT**
 Zoning: **RH** Survey: **None/**
 Assess Val/Year: **\$608,000/2021** Hold Over Days:
 PIN: **320140226** Occupant Type: **Owner**
 ROLL: **292001104002000** Deposit: **5000**
 Possession/Date: **30 - 59 Days/**

Brokerage Information

List Date: **06/02/2021**
 List Brokerage: [RE/MAX a-b REALTY LTD, BROKERAGE](#) 
 Source Board: **Tillsonburg**
Prepared By: HEATHER DEN BOER, Salesperson
 POWERED by [itsorealestate.com](#). All rights reserved.

Date Prepared: **06/02/2021**

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40117292

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	16' 8" X 6' 10"	5.08 X 2.08	
Great Room	Main	15' 6" X 20' 3"	4.72 X 6.17	
Kitchen	Main	15' 4" X 8' 0"	4.67 X 2.44	Open Concept, Pantry
Dining Room	Main	15' 6" X 15' 4"	4.72 X 4.67	
Laundry	Main	8' 3" X 9' 0"	2.51 X 2.74	
Bathroom	Main			2-Piece
Bedroom Primary	Main	16' 4" X 10' 0"	4.98 X 3.05	
Bathroom Primary	Main			4-Piece, Ensuite
Bedroom	Main	10' 8" X 12' 0"	3.25 X 3.66	
Bedroom	Main	13' 0" X 12' 4"	3.96 X 3.76	
Recreation Room	Basement	44' 8" X 12' 4"	13.61 X 3.76	
Storage	Basement	16' 4" X 13' 2"	4.98 X 4.01	
Bathroom	Basement			3-Piece, Roughed-In
Utility Room	Basement	31' 10" X 8' 0"	9.70 X 2.44	
Cold Room	Basement	32' 2" X 5' 0"	9.80 X 1.52	

MLS® #: 40117292

