

66 AUGUST Crescent, Otterville, Ontario N0J 1R0

Client Full
Active / Residential

66 AUGUST Cr Otterville

MLS® #: 40135415
Price: \$1,298,000



Oxford/Norwich/Otterville Bungalow/House

	Beds	Baths	Kitch
Main	3	3	1

Beds: 3 (3 + 0)
Baths: 3 (2 + 1)
SF Total: 2,200/Plans
SF Range: 2001 to 3000
Abv Grade Fin SF: 2,200.00/Plans
Common Interest: Freehold/None
Tax Amt/Yr: \$6,000/2021

Remarks/Directions

Public Rmks: **Looking to move to a large lot in a quiet town on an elegant street? This bungalow is ready for you to move into! The exterior boasts an all brick exterior, triple car garage, nearly 1 acre lot, and an oversized driveway. On entering the front door, the open concept layout with cathedral ceilings gives a great first impression.... ship lap and tile gas fireplace, engineered hardwood floors, quartz counter tops with nice lighting fixtures, all appliances included, oversized master bedroom and five piece ensuite and a massive walk in closet. With the basement ready to finish, designed with natural light in mind, this will double the size of your living space with a roughed in bathroom and central mechanical room. Looking for a place to call home? Have a look at this!**

Directions: **From Otterville Road, north on Church Street, west on North Street, and north on August Crescent**
Common Elements

Exterior

Exterior Feat:	Deck(s), Patio(s)	Roof:	Asphalt Shingle
Construct. Material:	Brick, Hardboard	Prop Attached:	Detached
Shingles Replaced:	2021	Apex Age:	New
Year/Desc/Source:	2021/Completed / New/Builder	Rd Acc Fee:	
Property Access:	Municipal Road, Paved Road		
Garage & Parking:	Attached Garage, Private Drive Double Wide,	Garage Spaces:	3.0
Parking Spaces:	7	Sewer:	Septic
Parking Level/Unit:	Driveway Spaces: 4.0		
Services:	Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Underground Wiring		
Water Source:	Municipal-Metered	Water Tmnt:	
Lot Size Area/Units:	0.900/Acres	Acres Range:	0.50-1.99
Lot Front (Ft):	243.00	Acres Rent:	
Location:	Urban	Lot Shape:	Irregular
Area Influences:	Downtown, Landscaped, Library, Open Spaces, Park, Place of Worship, Playground Nearby, River/Stream, Schools, Shopping Nearby	Land Use Fee:	
View:		Retire Com:	No
Topography:	Flat site	Fronting On:	South
Restrictions:	Subdiv. Covenant	Exposure:	

Interior

Interior Feat:	Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Water Heater Owned
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)
Basement:	Full Basement
Laundry Feat:	Main Level
Cooling:	Central Air
Heating:	Forced Air, Gas
Under Contract:	None
Lease to Own:	None
Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer, Negotiable

Contract Cost/Mo:


Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LOT 24, PLAN 41M359 TOGETHER WITH AN EASEMENT OVER PART LOT 119, PLAN 388 DESIGNATED AS PART 3, PLAN 41R-9178 AS IN 406353 SUBJECT TO AN EASEMENT AS IN CO197124 TOWNSHIP OF NORWICH		
Zoning:	R1	Survey:	Available/ 2020

Assess Val/Year: **\$108,000/2021**
 PIN: **000560557**
 ROLL: **320201003002100**
 Possession/Date: **Flexible/**

Hold Over Days:
 Occupant Type: **Vacant**
 Deposit: **50000**

Brokerage Information

List Date: **06/29/2021**
 List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE** 
 Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker
 POWERED by itsorealestate.com. All rights reserved.

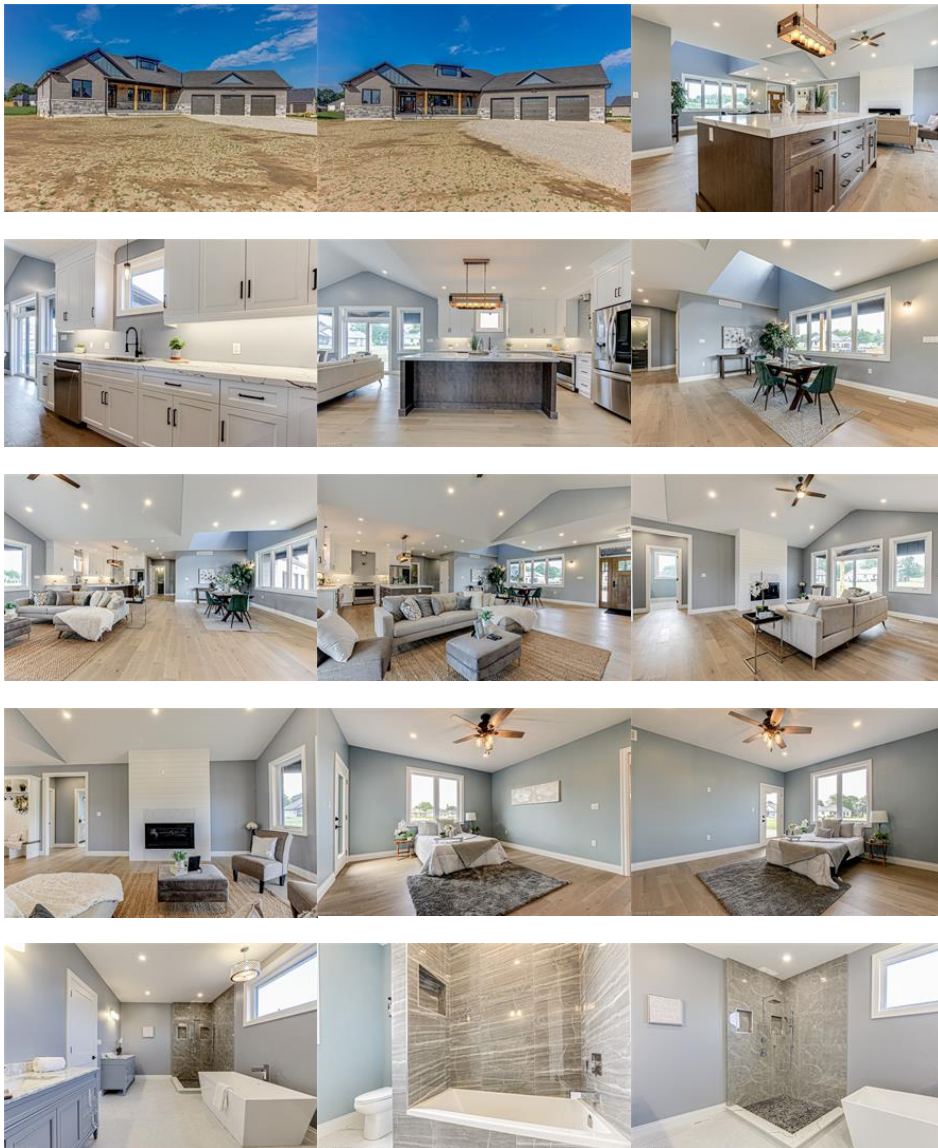
Date Prepared: 06/29/2021

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40135415

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	13' 10" X 15' 11"	4.22 X 4.85	
Dining Room	Main	16' 7" X 8' 4"	5.05 X 2.54	
Foyer	Main	8' 4" X 8' 4"	2.54 X 2.54	
Family Room	Main	45' 3" X 15' 11"	13.79 X 4.85	
Bedroom Primary	Main	15' 10" X 16' 0"	4.83 X 4.88	Walk-in Closet
Bathroom	Main			5+ Piece, Ensuite
Bedroom	Main	13' 0" X 13' 9"	3.96 X 4.19	
Bedroom	Main	13' 0" X 13' 9"	3.96 X 4.19	
Office	Main	7' 6" X 8' 4"	2.29 X 2.54	
Laundry	Main	12' 10" X 6' 3"	3.91 X 1.91	
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece, Ensuite

MLS® #: 40135415





Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.