



7 Snyder Court
Burgessville

JUST LISTED



Built in 2008



1.043 Acres

3 Bedrooms

2 Bathrooms

1,900 Sq.Ft.



MARIUS KERKHOFF
REAL ESTATE BROKER

Ask.
Marius
REAL ESTATE

226.549.7733
office@askmarius.ca



HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

- Brick, Stone, Stucco (Plaster)
- Siding
- Attached Garage
- Stand by 22 kw Generac Generator
- Covered Porch
- Concrete Patio
- Landscaped
- Large shed
- Coffered Ceilings
- Main Floor Laundry
- Partially Finished Basement



Heat - UNION GAS

\$100.00/Month

Hydro - ERTH POWER

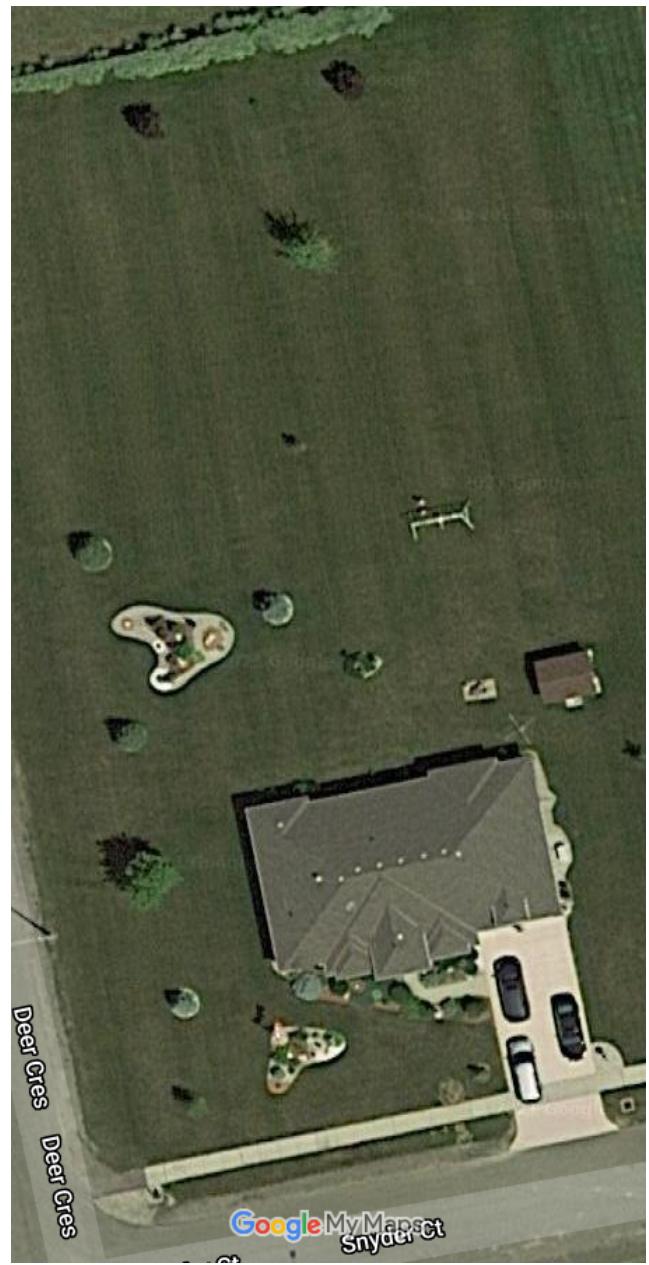
\$150.00/Month

Property Tax

\$5,021.32/2021



PROPERTY LINES



Area: 45,434.42 ft² (1.043 ac)

Perimeter: 879.27 ft.

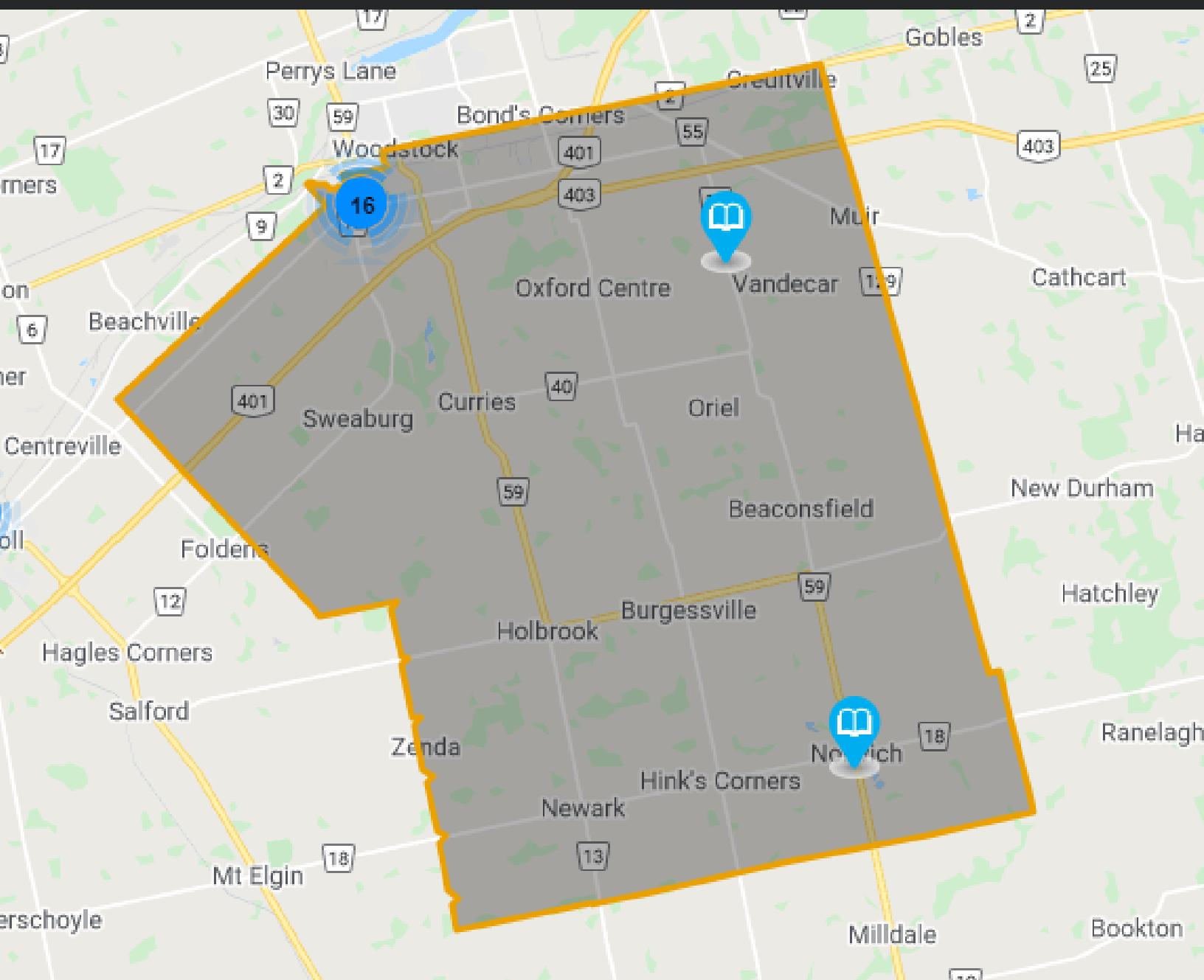
Measurements: 164.45 ft. x 276.30 ft. x 164.45 ft. x 276.30 ft.

SCHOOLS

Schools - Thames Valley District School Board

East Oxford Central Public School - Elementary, Middle

College Avenue Secondary School - High



7 SNYDER Court, Burgessville, Ontario N0J 1C0

Client Full
Active / Residential

[7 SNYDER Ct Burgessville](#)

MLS® #: 40140972
 Price: **\$1,195,000**



Oxford/Norwich/Burgessville Bungalow/House

Main	Beds	Baths	Kitch
	3	2	1

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **1,900/Owner**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,900.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,021/2020**

Remarks/Directions

Public Rmks: **Built in 2008, this brick and stucco bungalow on a massive lot and backing onto open fields in a great place to settle down. Located just minutes south of the 401/403 corridor, on a quiet cul-de-sac, this home with three garage doors, stand by 22 kw Generac generator, covered porch, concrete patio, wonderful landscaping and a large shed in the back yard. The main floor has lots of living space with coffered ceilings, arched openings, open stairwell to the basement, and main floor laundry. The basement is partially finished with a rec room, storage area, and a huge open area for future bedrooms and bathroom. Looking for country living without being in the middle of nowhere? This is certainly one to come and see.**

Directions: **North from Highway 59 onto Deere Crescent, corner on Snyder.**
 Cross St: **CO. RD. 59**

Common Elements

Exterior

Exterior Feat:	Patio(s)		
Construct. Material:	Brick, Stone, Stucco (Plaster)	Foundation:	Poured Concrete
Shingles Replaced:			Asphalt Shingle
Year/Desc/Source:			Detached
Property Access:	2008//Public Records		6-15 Years
Other Structures:	Municipal Road, Paved Road		
Pool Features:	Shed		
Garage & Parking:	Attached Garage, Private Drive Double Wide, Concrete Driveway, Inside Entry, Other		
Parking Spaces:	6	Driveway Spaces:	4.0
Parking Level/Unit:		Parking Assigned:	
Services:			Garage Spaces: 2.0
Water Source:	Well	Water Tmnt:	
Lot Size Area/Units:	1.043/Acres	Acres Range:	0.50-1.99
Lot Front (Ft):	164.04	Lot Depth (Ft):	275.59
Location:	Urban	Lot Irregularities:	
Area Influences:	Cul de Sac/Dead End, Park, Place of Worship, Playground Nearby, Quiet Area, School Bus Route, Schools, Shopping Nearby		
View:		Retire Com:	No
Topography:		Fronting On:	North
Restrictions:	None	Exposure:	

Interior

Interior Feat:	Auto Garage Door Remote(s)		
Security Feat:	Alarm System		
Access Feat:	None		
Basement:	Full Basement	Basement Fin:	Partially Finished
Laundry Feat:	Main Level		
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Fireplace:	/Fireplace Insert, Natural Gas		
Under Contract:	Hot Water Heater	FP Stove Op:	
Inclusions:	Garage Door Opener, Hot Water Tank Owned		

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT. 1 OF 41R-4911, PT. LT 15 CONC. 1 TWP NORWICH**
Zoning: **R1**
Assess Val/Year: **\$452,000/2021**
PIN: **000670177**
ROLL: **320203005000307**
Possession/Date: **Flexible/**

Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **25000**

Brokerage Information

List Date: **07/16/2021**
List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE**
Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker

POWERED by itsorealestate.com. All rights reserved.

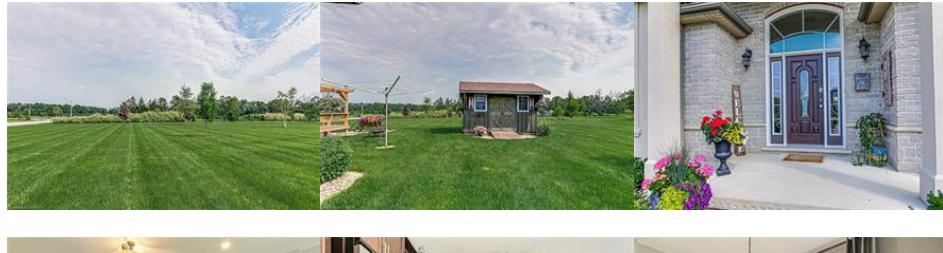
Date Prepared: 07/28/2021

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40140972

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	12' 5" X 18' 0"	3.78 X 5.49	
Kitchen	Main	12' 0" X 24' 0"	3.66 X 7.32	
Family Room	Main	12' 0" X 18' 0"	3.66 X 5.49	
Laundry	Main	6' 5" X 11' 0"	1.96 X 3.35	
Bedroom Primary	Main	14' 5" X 12' 0"	4.39 X 3.66	
Bedroom	Main	10' 5" X 11' 5"	3.17 X 3.48	
Bedroom	Main	11' 0" X 11' 0"	3.35 X 3.35	
Bathroom	Main			4-Piece
Bathroom	Main			4-Piece

MLS® #: 40140972





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.