



7 Snyder Court
Burgessville

JUST LISTED



Built in 2008

1.043 Acres

3 Bedrooms

2 Bathrooms

1,900 Sq.Ft.



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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 - EARTH POWER

\$150.00/Month



Property Tax

\$5,021.32/2021

PROPERTY LINES



Area: 45,434.42 ft² (1.043 ac)

Perimeter: 879.27 ft.

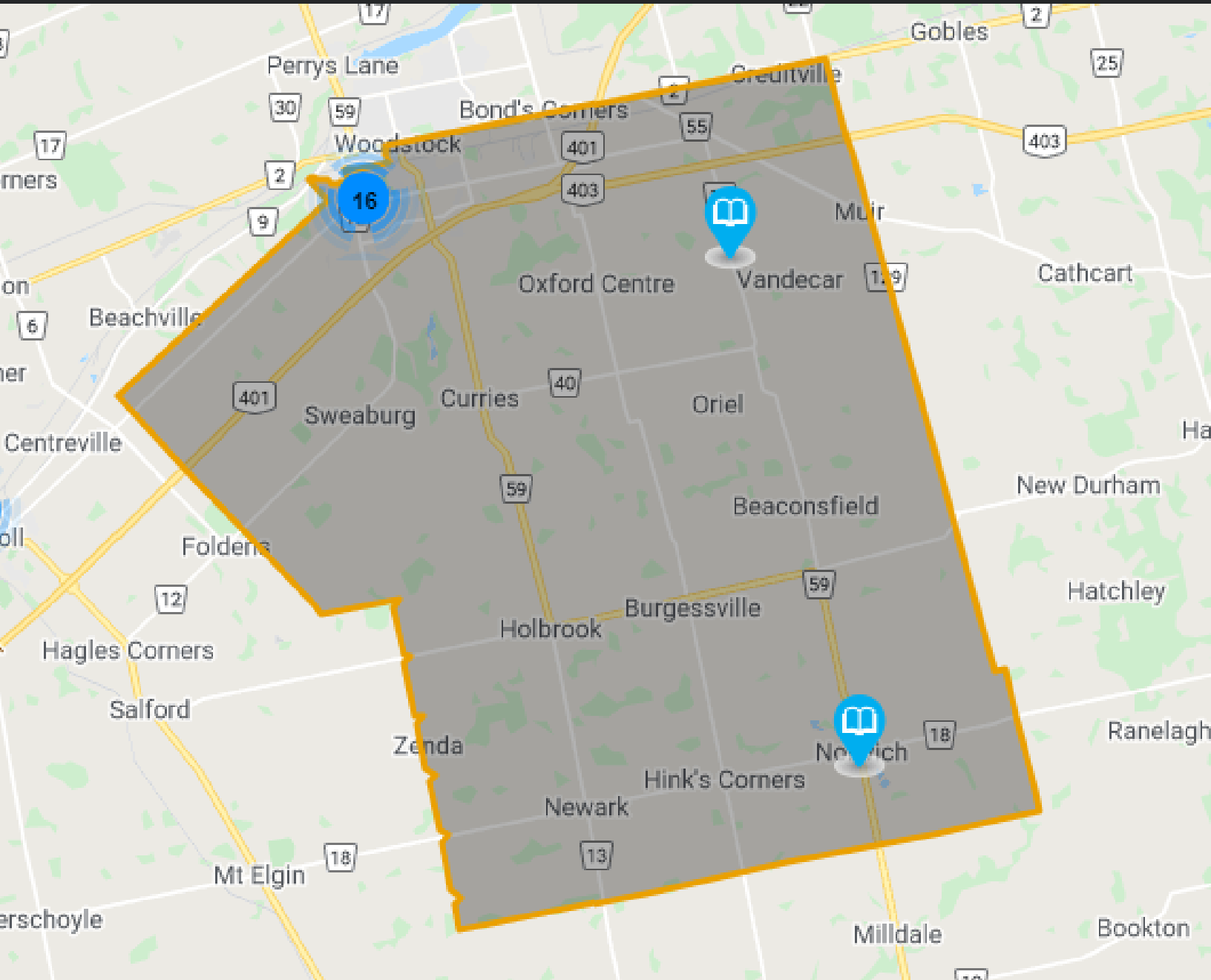
Measurements: 164.45 ft. x 276.30 ft. x 164.45 ft. x 276.30 ft.

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**

	Beds	Baths	Kitch
Main	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)**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: **2008//Public Records**
 Property Access: **Municipal Road, Paved Road**
 Other Structures: **Shed**
 Pool Features: **None**
 Garage & Parking: **Attached Garage, Private Drive Double Wide, Concrete Driveway, Inside Entry, Other**
 Parking Spaces: **6**
 Parking Level/Unit: Driveway Spaces: **4.0**
 Services: Parking Assigned: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Well**
 Lot Size Area/Units: **1.043/Acres**
 Lot Front (Ft): **164.04**
 Location: **Urban**
 Area Influences: **Cul de Sac/Dead End, Park, Place of Worship, Playground Nearby, Quiet Area, School Bus Route, Schools, Shopping Nearby**
 View: **North**
 Topography: **None**
 Restrictions: **None**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Rd Acc Fee:
 Winterized:
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:
 Retire Com: **No**
 Fronting On:
 Exposure:

Interior

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

Basement Fin: **Partially Finished**
 FP Stove Op:
 Contract Cost/Mo:

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**
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Date Prepared: **07/28/2021**

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40140972

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
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

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