

602 WINDHAM 9 Road, Norfolk County, Ontario N0E 1H0

Client Full
Active / Residential

602 WINDHAM 9 Rd Norfolk County

MLS®#: 40180746
Price: \$1,290,000



Norfolk/Windham/Rural Windham

Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	1
Main	4	3	1

Beds: **5 (4 + 1)**
 Baths: **4 (3 + 1)**
 SF Fin Total: **6,000/Owner**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **3,000.00/Owner**
 BG Fin SF: **3,000.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,171/2021**

Remarks/Directions

Public Rmks: **Sprawling brick ranch home with double car attached garage plus 30x30 heated shop located on quiet country road! This property has privacy, huge yard with mature trees, paved driveway on a paved road, in ground irrigation, and lots of views over open fields. This home has been redone including flooring, kitchen, bathrooms, laundry rooms, and the entire basement has another bedroom, complete kitchen, bathroom, living room and rec room. The main floor boasts three bedrooms, plus a large ensuite for the primary bedroom, laundry room right off the back door and next to a powder room and access to the dining room. With lots of windows for natural light, oversized living area, this is great for our family. Over 3000' sq.ft finished on the main floor with central vacuum, HRV, tiled floors, and so much more. It's a stunner and worth looking at!**

Directions: **From Hwy #24 turn West on to Windham Road 9 / From Brantford Road turn East on to Windham Road 9**
 Cross St: **Brantford Road**

Common Elements

Exterior

Exterior Feat:	Lawn Sprinkler System, Patio(s), Porch, Privacy, Year Round Living		
Construct. Material:	Brick, Vinyl Siding	Roof:	Asphalt Shingle
Shingles Replaced:	2013	Foundation:	Detached
Year/Desc/Source:	1999/Completed / New, Town Records/Other	Poured Concrete	16-30 Years
Mobile Home Yr:		Serial Number:	
Property Access:	Paved Road, Public Road	Apx Age:	
Other Structures:	Workshop	Lot Fees:	\$0
Pool Features:	None	Rd Acc Fee:	\$0
Garage & Parking:	Attached Garage//Private Drive Double Wide//Asphalt Driveway	Winterized:	
Parking Spaces:	8	Driveway Spaces:	6.0
Parking Level/Unit:		Parking Assigned:	
Services:	Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone		
Water Source:	Well	Water Tmnt:	Water Softener
Lot Size Area/Units:	1.330/Acres	Acres Range:	0.50-1.99
Lot Front (Ft):	121.80	Lot Depth (Ft):	339.03
Location:	Rural	Lot Irregularities:	
Area Influences:	Other	Acres Rent:	
View:		Lot Shape:	Irregular
Topography:	Flat, Flat site, Level, Open space		
Restrictions:	None	Land Lse Fee:	
Local Impvmt:	No	Retire Com:	No
		Fronting On:	South
		Exposure:	

Interior

Interior Feat:	Air Exchanger, Central Vacuum, Sump Pump, Water Heater		
Security Feat:	Alarm System		
Access Feat:	32" Min Doors, Bath Grab Bars, Hallway Width 36"-41", Multiple Entrances		
Basement:	Full Basement	Basement Fin:	Partially Finished
Laundry Feat:	Main Level		
Cooling:	Central Air, Humidity Control		
Heating:	Forced Air, Gas		
Under Contract:	Hot Water Heater		
Lease to Own:	None		
Inclusions:	Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Stove, TV Tower/Antenna, Washer		
Exclusions:	Upright Fridge/Freezer and Deep Freezer in the garage		
Electric Age:	1999	Plumbing Age:	1999
Furnace Age:	2013	Tank Age:	Furnished: UFFI:

Property Information

Common Elem Fee:	No	Local Improvements Fee:	No
Legal Desc:	PT LT 17 CON 9 WINDHAM PT 1 37R7997; NORFOLK COUNTY		
Zoning:	RESIDENTIAL	Survey:	None/ 1999
Assess Val/Year:	\$621,000/2021	Hold Over Days:	

PIN: **501810155**
ROLL: **331049101923080**
Possession/Date: **Flexible/**

Occupant Type: **Owner**
Deposit: **15000**

Brokerage Information

List Date: **10/26/2021**
List Brokerage: **RE/MAX a-b REALTY LTD, BROKERAGE**
Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker
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Date Prepared: 10/27/2021

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

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	17' 4" X 19' 5"	5.28 X 5.92	
Foyer	Main	8' 9" X 19' 5"	2.67 X 5.92	
Family Room	Main	17' 5" X 16' 5"	5.31 X 5.00	
Kitchen	Main	14' 8" X 11' 5"	4.47 X 3.48	
Dining Room	Main	21' 6" X 15' 0"	6.55 X 4.57	
Laundry	Main	11' 1" X 8' 8"	3.38 X 2.64	
Bathroom	Main			2-Piece
Bedroom	Main	11' 8" X 12' 0"	3.56 X 3.66	
Bedroom	Main	11' 10" X 11' 8"	3.61 X 3.56	
Bedroom	Main	12' 0" X 11' 9"	3.66 X 3.58	
Bathroom	Main			5+ Piece
Bedroom Primary	Main	17' 7" X 15' 3"	5.36 X 4.65	
Bathroom	Main			3-Piece, Ensuite
Kitchen	Basement	18' 10" X 16' 0"	5.74 X 4.88	
Dining Room	Basement	18' 0" X 15' 0"	5.49 X 4.57	
Living Room	Basement	18' 0" X 26' 0"	5.49 X 7.92	
Bathroom	Basement			3-Piece
Storage	Basement	16' 10" X 15' 0"	5.13 X 4.57	3-Piece
Bedroom	Basement	14' 8" X 13' 5"	4.47 X 4.09	
Recreation Room	Basement	16' 6" X 33' 11"	5.03 X 10.34	
Utility Room	Basement	16' 6" X 13' 8"	5.03 X 4.17	

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