

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**
 Shingles Replaced: **2013** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1999/Completed / New, Town Records/Other** Prop Attached: **Detached**
 Mobile Home Yr: Serial Number: Apx Age: **16-30 Years**
 Property Access: **Paved Road, Public Road** Lot Fees: **\$0**
 Other Structures: **Workshop** Rd Acc Fee: **\$0**
 Pool Features: **None** Winterized:
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Sewer: **Septic**
 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** Acres Rent:
 Lot Front (Ft): **121.80** Lot Depth (Ft): **339.03** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Other**
 View: Retire Com: **No**
 Topography: **Flat, Flat site, Level, Open space** Fronting On: **South**
 Restrictions: **None** Exposure:
 Local Impvmt: **No**

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** Contract Cost/Mo: **0.00**
 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** Furnished:
 Furnace Age: **2013** Tank Age: 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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