# 150 TALBOT STREET COURTLAND



# Marius Kerkhoff

Real Estate Broker

519.532.3995 marius @ <u>askmarius.ca</u>



Marius has been involved in real estate since 2012, following the successful launch of a property management firm. In 2020 and 2021, no one has sold more homes in Oxford County and Surrounding areas. Marius, who consistently reaches top ranks of sales country wide, has sold many homes, farms, and farmland, as well as vacant lots. He has a hand in the current development and sales of Ottercreek Estates in Otterville, Sweet's Creek Estates in Otterville, and Norjunction Estates in Norwich.

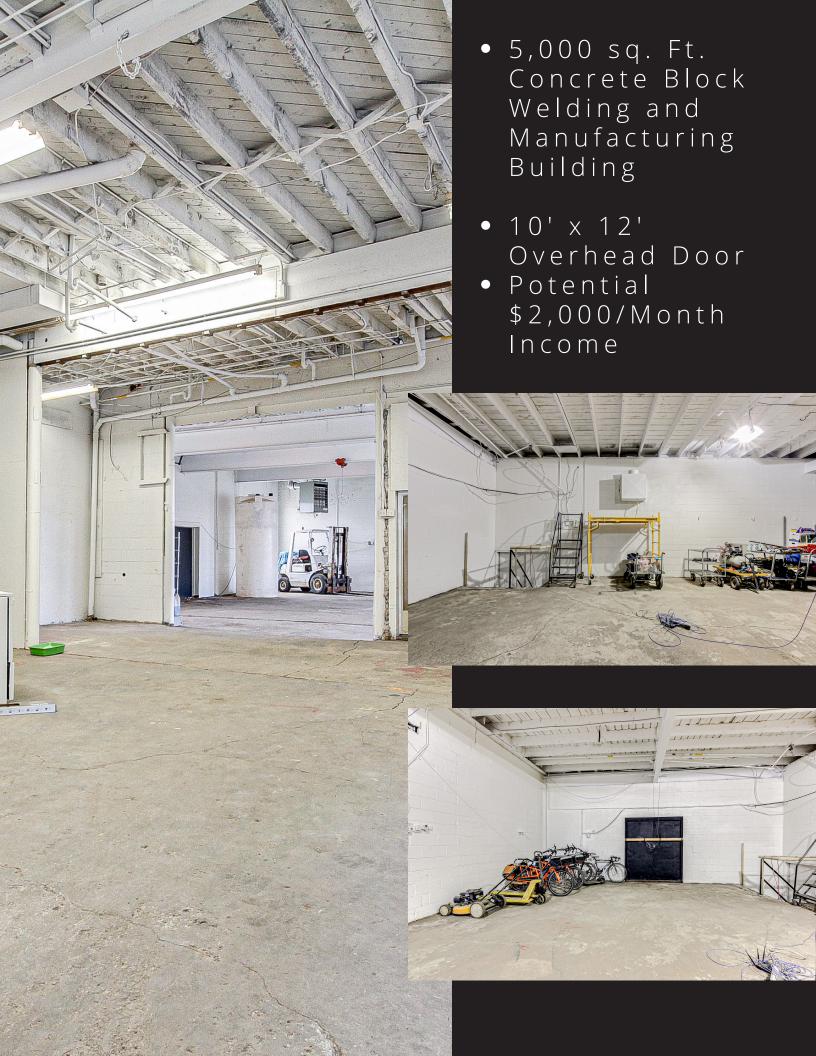
Marius' perspective in selling homes is "Treat each and every person with respect and fairness. That alone is all the advertising you need." Marius and his family lives in the heart of Oxford County, in the small village of Otterville. He looks forward to meeting new and former clients!











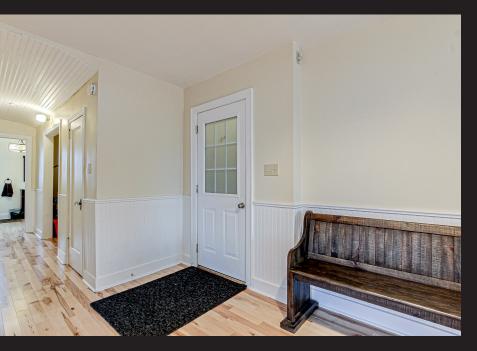








## UNIT 1 - UPPER







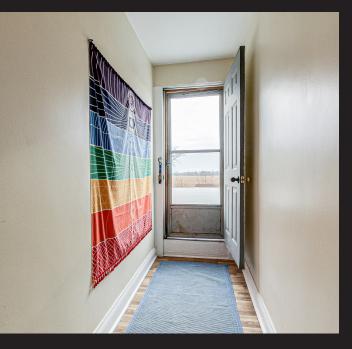


- 2 bedrooms1,000 sq. Ft.

# UNIT 2 - UPPER









- 3 bedrooms 1,000 sq. Ft.

### UNIT 3 - MAIN









- 1bedroom 500 sq. Ft.



#### HYDRO:

2020 - \$3,570 2021 - \$3,700

#### GAS:

2020 - \$2,480 2021 - \$3,300

#### WATER:

2020-\$800 2021 - \$900

#### TAXES:

2020 - \$2,500 2021 - \$2,400

\*greenhouse is heated in March, April, and May. A summer months

# large garden is watered in

#### Potential Monthly Income

- \$2,000 Commercial
- \$1,100 Unit 1
- \$1,700 Unit 2
- \$850 Unit 3









# ASK. MATUS REAL ESTATE

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