

16.5 NORTH COURT STREET W  
NORWICH

Ask.  
Marius  
REAL ESTATE TEAM

# Heather Den Boer

Sales Representative

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Heather has been involved with her real estate career since 2016, after working in an agricultural equipment family-run business for many years.

She has worked with clients over the past years by assisting them with buying and selling agricultural and residential properties. Customer service has always been her forte; and she genuinely care about her clients' experiences. Heather's perspective with her real estate clients is "Every BUYER & SELLER deserves the best customer service, expert advice, and continued follow-ups throughout the buying and selling process!"

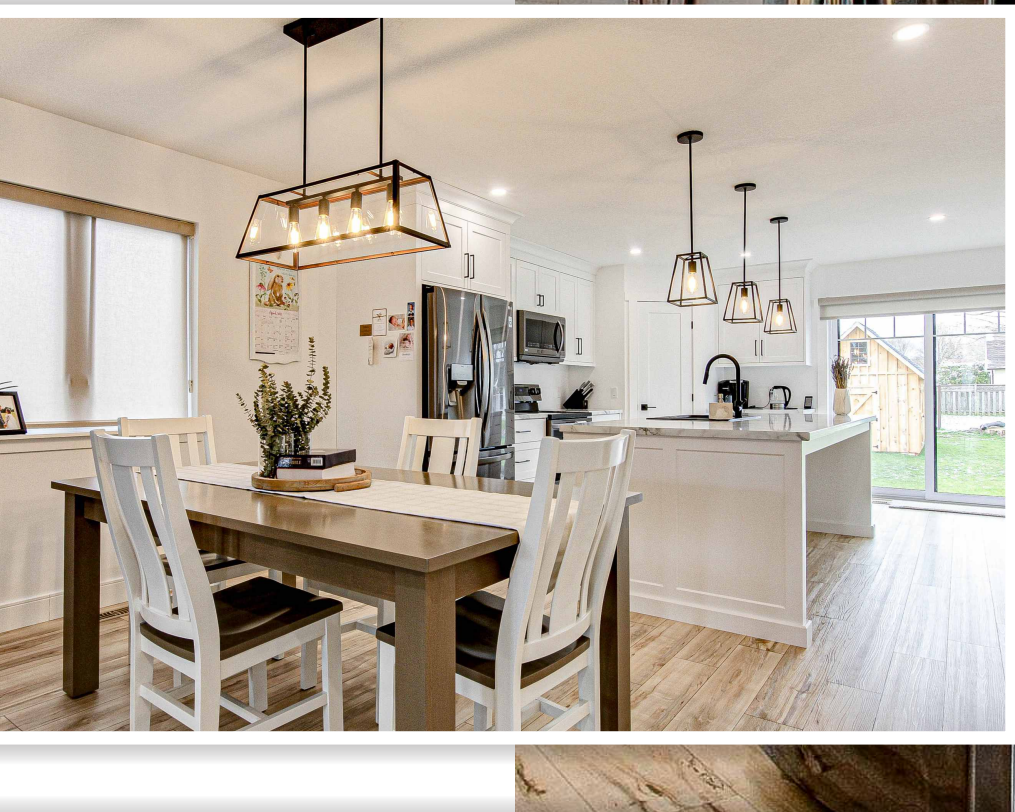
Heather and her family reside on a rural property in Oxford County. Her "Family First" approach makes this the perfect career fit; and she looks forward to meeting past and new clients.





Welcome to 16.5 North Court Street, located in the growing town of Norwich. Just steps away from the Harold Bishop Park which offers a lot of fun for kids to enjoy the playground and splashpad. This home was built in 2021 with attention to detail and both levels fully finished. Natural light and neutral colors throughout the home. Stamped concrete front porch welcomes you into the foyer and living area. The living room features a gas fireplace, dining area and large custom kitchen with pantry. Patio door access to a stamped concrete patio and a good-sized backyard, where all the summer entertaining can begin! Large master bedroom with cheater access to the 5-piece bathroom, which features a walk-in shower, soaker tub and double sink vanity. A second bedroom and mudroom with laundry features, complete the main floor level. Fully finished basement with oversized rec room, 2 large bedrooms and a 3-piece bathroom. Clean and maintenance free utility room with extra room for storage. Modern and minimalist is shown from the outside to the inside of the home. This meticulous property is truly a must see!





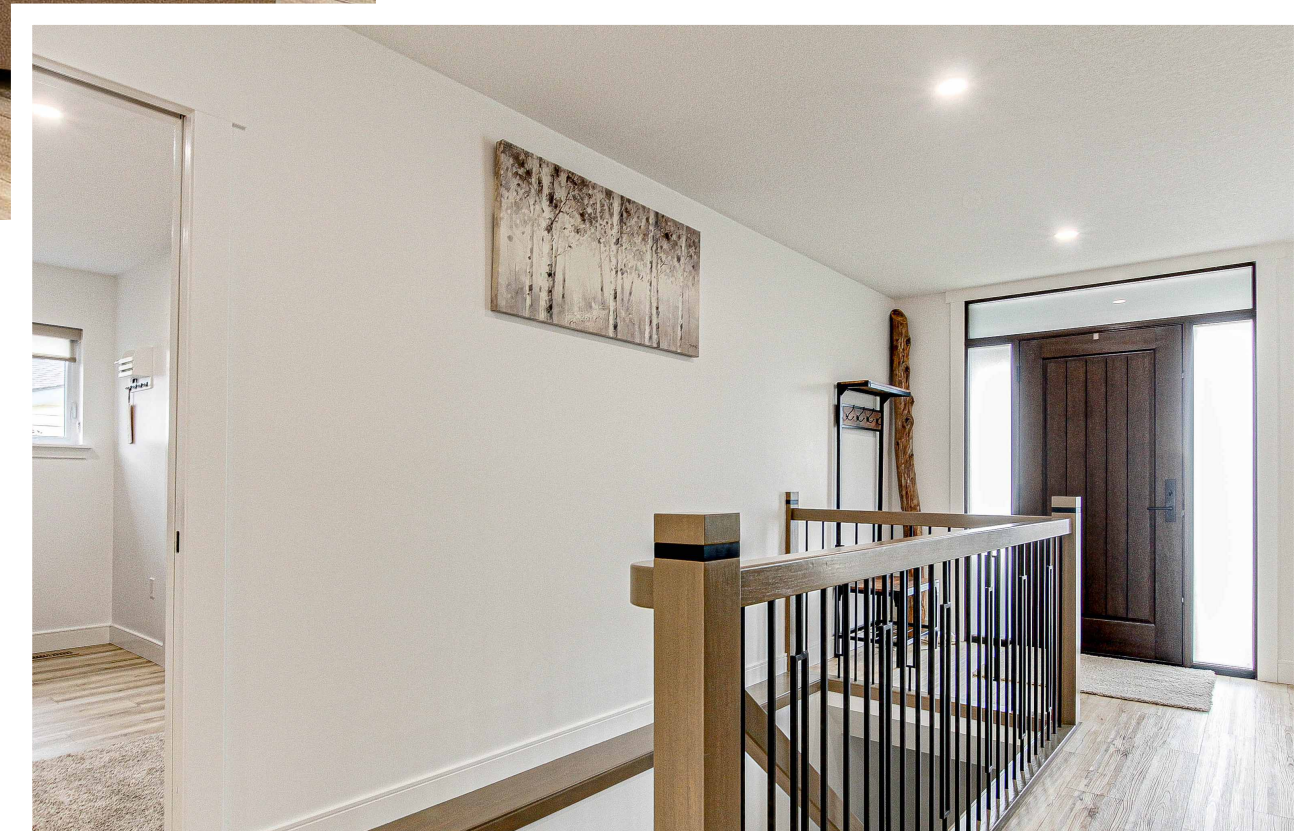
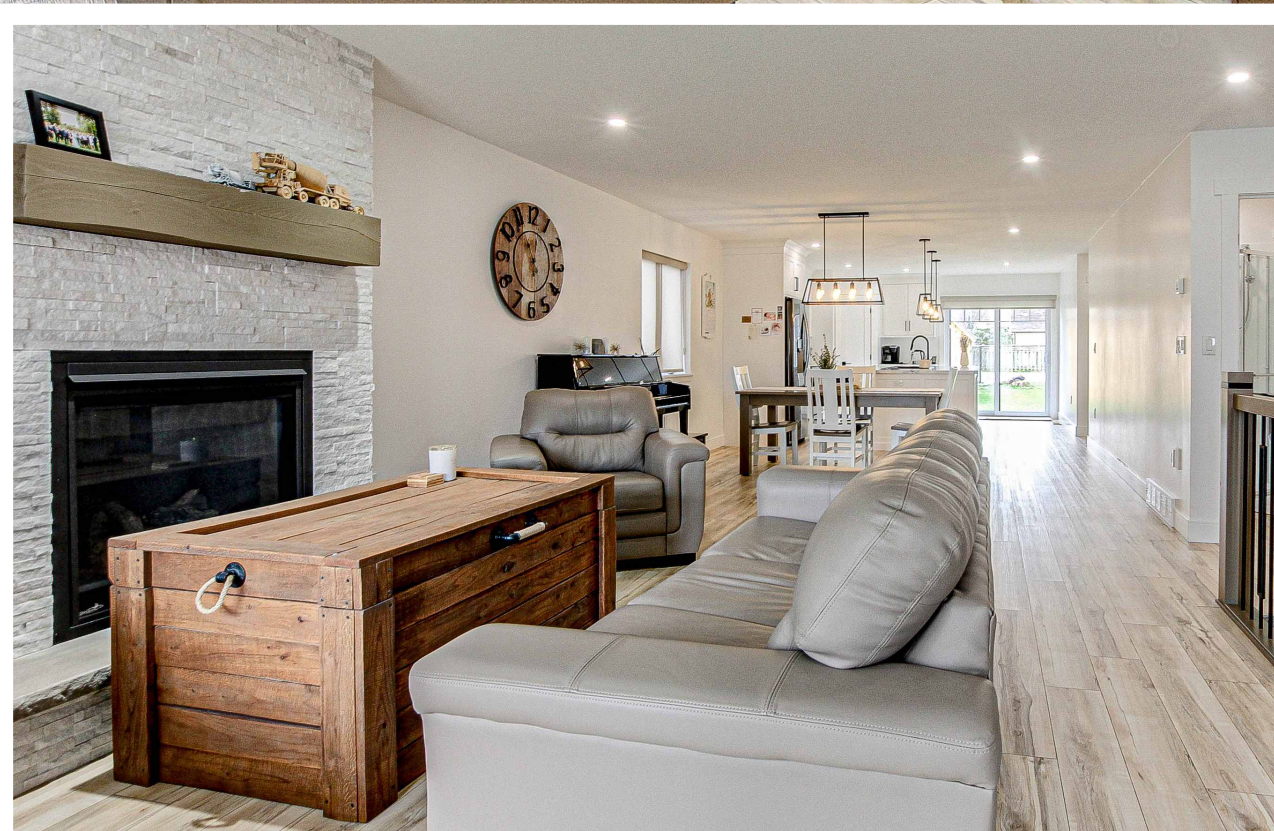
Large custom kitchen with pantry



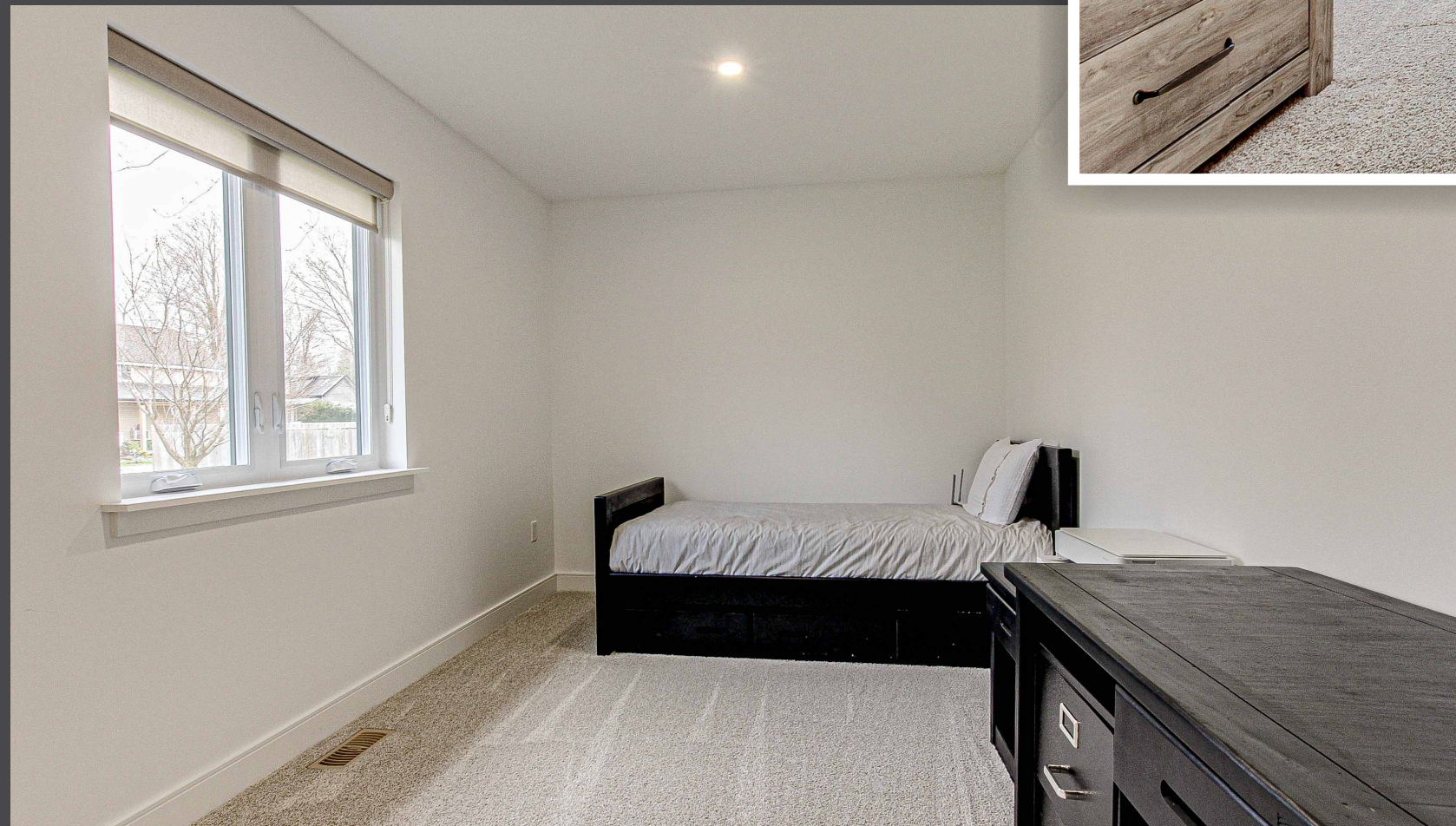




- 2,526 sq. ft.
- 0.168 acres
- Built in 2021
- 2 fully finished levels
- Natural light and neutral colours throughout the home
- Gas fireplace in living room







- 4 bedrooms

- Large master bedroom with  
Cheater access to 5-piece  
bathroom





## 2 bathrooms

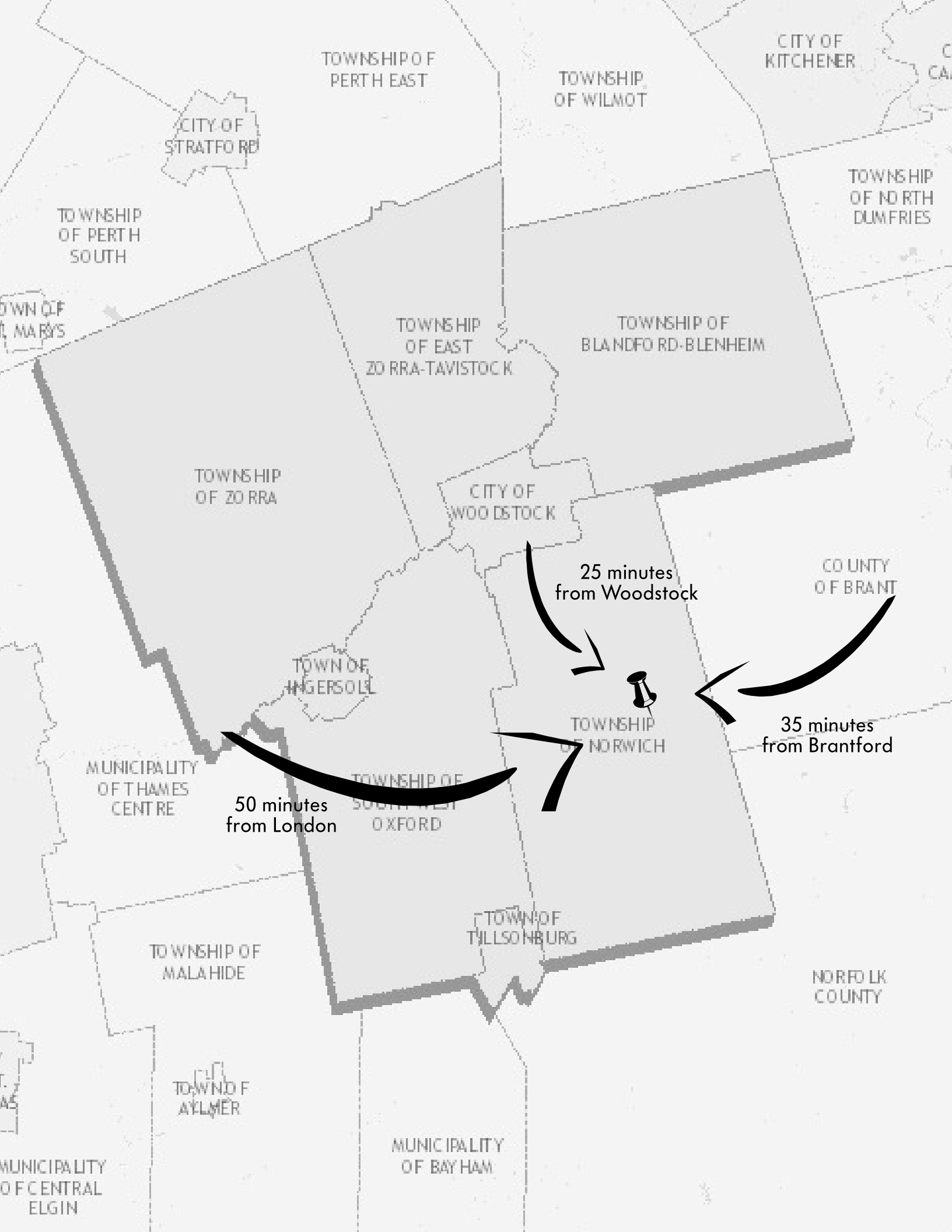
Ensuite with walk-in shower,  
soaker tub, and double sink vanity





- Steps away from the Harold Bishop Park with playground and splashpad
- Stamped concrete front porch
- Stamped concrete patio
- Oversized rec room
- Maintenance-free utility room





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CITY OF STRATFORD

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TOWNSHIP OF NORTH DUMFRIES

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TOWNSHIP OF BLANDFORD-BLENHEIM

TOWNSHIP OF ZORRA

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