

27 HERB Court, Norwich, Ontario N0J 1P0

Client Full
Active / Residential

27 HERB Ct Norwich

MLS® #: 40344192
 Price: \$998,800

**Oxford/Norwich/Norwich Town
 Bungalow/House**



	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,887**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,887/Plans**
 Tot Unfin SF: **1,887**
 DOM/CDOM: **1/1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2022**

Remarks/Directions

Public Rmks: **Welcome to 27 Herb Court located in a new development in the growing town of Norwich. This home, to be custom built by AJ HOMES Inc. is perfect for a family to settle down. Featuring a beautiful stone and brick exterior, large 2 car garage, bright and open concept layout and a master bedroom with large ensuite perfect for relaxing after a long day at work. The mudroom and laundry room is conveniently located just off of the garage and front foyer. The basement is ready for your finishes and imagination, and features a large cold room. Looking for a great family home? This 3 bedroom, 2 bathroom home is sure to impress and is worth looking at!**

Directions: **From Main Street East onto Herb Court**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat: **Porch**
 Construct. Material: **Brick**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: **2022/Completed / New/Builder**
 Property Access: **Municipal Road, Paved Road, Public Road**
 Other Structures: **None**
 Pool Features: **None**
 Garage & Parking: **Attached Garage//Private Drive Double Wide**
 Parking Spaces: **4** Driveway Spaces: **2.0** Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **Yes**
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Recycling Pickup, Street Lights**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **0.180/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **55.30** Lot Depth (Ft): **138.50** Lot Shape: **Rectangular**
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Cul de Sac/Dead End, Library, Park, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby**
 View: Retire Com: **No**
 Topography: **Flat** Fronting On:
 Restrictions: **Subdiv. Covenant** Exposure:

Interior

Interior Feat: **None**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **Laundry Room, Main Level, Sink**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Living Room** FP Stove Op: **Yes**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **None**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LOT 7, PLAN 41M384 TOWNSHIP OF NORWICH Parts 1 and 2, 41R10167; subject to an easement over Part 1, 41R10167 as in A53639; Township Of Norwich**
 Zoning: **R1** Survey: **None/**
 Assess Val/Year: **\$0/2022** Hold Over Days:
 PIN: **000610552** Occupant Type: **Vacant**
 ROLL: **320203001017600**
 Possession/Date: **Flexible/** Deposit: **20000**

Brokerage Information

List Date: **11/03/2022**

List Brokerage: [RE/MAX a-b REALTY LTD, BROKERAGE](#) 

Source Board: **Woodstock Ingersoll Tillsonburg Area Association of REALTORS®**

Prepared By: MARIUS KERKHOFF, Broker

Date Prepared: 11/04/2022

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