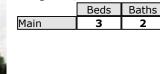
Client Full 27 HERB Ct Norwich MLS®#: 40344192
Active / Residential Price: \$998,800

Oxford/Norwich/Norwich Town

Kitch

1

Bungalow/House



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

Tot Unfin SF: **1,887** DOM/CDOM **1/1**

Contract Cost/Mo:

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

Construct. Material: Brick Roof: Asphalt Shingle Shingles Replaced: Foundation: Poured Concrete Year/Desc/Source: 2022/Completed / New/Builder Roof: Asphalt Shingle Detached New/Builder Roof: Prop Attached: Detached New

Property Access: Municipal Road, Paved Road, Public Road Rd Acc Fee:
Other Structures: None Winterized:

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:

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 Fronting On: 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**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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