

BRANDON VANDERSCHOT
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Cross Property Client Full

1079 11TH STREET E
Owen Sound, ON N4K 1V5
 Grey County/Owen Sound/None

Residential/Single Family/For Sale
Active

Price: \$249,000



MLS®#: **121110**
 List Date: **25-Apr-2018** Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Semi-Detached**
 Style: **Bungalow, Contemporary**
 Sqft Above Grade: **960** Sqft Below Grade: **0**
 Sq Ft Finished: **960** Sq Ft. Unfinished: **960**
 Sq Ft Source: **Other**
 New Construction: **No** # Rooms: **6**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **South** Year Built/Desc: **0/Unknown**
 Lot Front: **29.60** Lot Depth: **117.96**
 Road Access Fee: **Under .5 Acre/**
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **2/Lane/Alley, Outside/Surface/Open,**
Tandem/Gravel
 Waterfront: **No** WF Exposure:

Public Remarks: **On the east side, this bungalow offers 960 sq/ft of open concept living in a completely modernized floorplan. Updates include a new kitchen, bathroom, and flooring throughout. This desirable 3 bedroom semi sits within walking distance of the many local amenities making it perfect for those looking to simplify their lifestyle. Call to arrange your personal preview of this attractive home.**

Directions: **From City Hall, head north on 2nd Ave to 10th ST E, Turn Right (east), left onto 10th Ave E (North, first after Tim Hortons), next right (East) onto 11th St E, property on right (South).**

Interior Features

Interior Features: **Carbon Monoxide Detector, Water Heater Owned**
 Basement: **Full/Unfinished/Development Potential** Fireplace:
 Heat Primary/Sec: **Forced Air-Gas, Natural Gas/**
 HVAC: **Air Conditioner, Duct Work** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **North** Pool: **None**
 Exterior Finish: **Aluminum Siding, Brick**
 Restrictions: **Municipal**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Telephone**
 Topography: **Rolling** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced:
 Water/Supply Type: **Municipal-Metered/** Sewage: **Septic**
 Exterior Features: **Deck(s), Fenced Full**
 Site Influences: **Airport, Arts Centre, Beach, Business Centre, Dog Park, Golf, Hospital, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Public Transit, Rec./Community Centre, Schools, Shopping Nearby, Skiing**
 Schools: **Elem - East Ridge Secondary - St. Mary's, OSDSS**

Inclusions/Exclusions

Inclusions: **Dishwasher, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Exclusions: **PERSONAL ITEMS.**

Tax Information

Roll#: **425901000716601** Local Improve Fee/Comments /
 Pin#: **370630221** Zoning: **R4** Taxes/Year: **\$2,511/2017**
 Assessment \$/Year: **\$151,000/2018** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 4 PL 923 AS IN R354639; S/T R96068 CITY OF OWEN SOUND**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	10'6"x8'9"	
Living Room	M	19'5"x8'11"	
Bathroom	M		4-Piece
Bedroom	M	8'3"x12'	
Bedroom	M	11'6"x7'8"	
Master Bedroom	M	11'2"x12'5"	

BRAND REALTY GROUP INC., Brokerage

Client Full Report

Date Printed: 04/27/2018

Prepared By: **BRANDON VANDERSCHOT, Salesperson**

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All data is subject to Errors, Omissions or Revisions and is not warranted. 04/27/2018 09:03:37 AM