

**460**  
**7th Street E**  
**OWEN SOUND**

FOR SALE

Brandon  
Kirkland  
226-922-0452





# THIS IS IT....







## DETAILS



2 Bedrooms



1 Bathroom



1453 Sq Ft



0.107 Acres

MLS® 260961

# 460

## 7th Street E

 OWEN SOUND

# \$275,000

Simply put, an escape to the sublime. This incredible starter home on a quiet east side street offers close proximity to local trails, shops, and the numerous amenities of Owen Sound. Well maintained, and ready for your personalization, your future is now available to view by appointment!





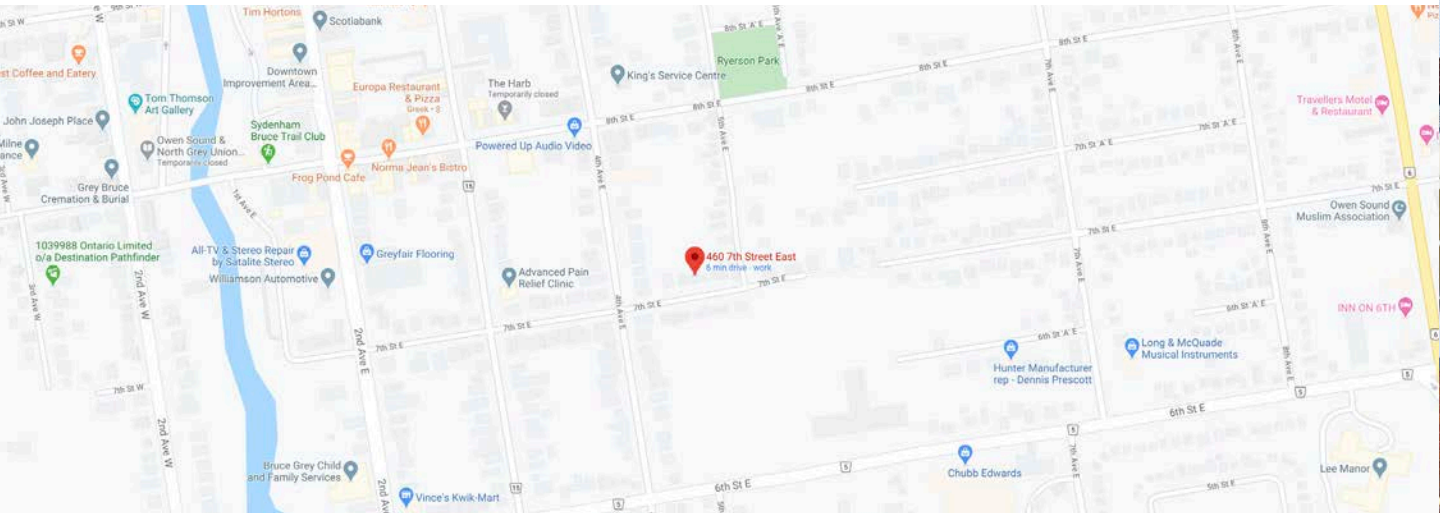




## TRANQUIL

Finished in warm tones with a calm atmosphere, the main floor creates an inviting space for entertaining or unwinding.

# Property & Area Features



Fully Fenced Backyard



Open Concept Main Floor



Double Parking



Unfinished, Dry Basement



Roof Completed in 2018



Updated Utilities



**Aerial**



**Zoning**

**460 7TH STREET**  
**Owen Sound, ON N4K 1J4**  
 Grey County/ Owen Sound/

## Cross Property Client Full

**Residential/ Single Family/ For Sale Price: \$275,000.00**



MLS@#: **260961**  
 List Date: **22-May-2020**  
 Bedrooms (AG/BG): **2 ( 2/ 0)**  
 Bathrooms (F/H): **1 ( 1/ 0)**  
 Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **1,453**  
 Sq Ft Finished: **1,453**  
 Sq Ft Source: **Public Records**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **East**  
 Lot Front: **27.99**  
 Road Access Fee: **Paved Road, Year Round**  
 Access: **2/ Front Yard, Private Double Wide/ Interlock**  
 Driveway Spaces/Type: **No**  
 Waterfront: **No**  
 Leased Land Fee: **No**  
 Sqft Below Grade: **0**  
 Sq Ft. Unfinished: **No**  
 # Rooms: **8**  
 Recreational: **No**  
 Year Built/Desc: **1910/ Town Records**  
 Lot Depth: **Under .5 Acre/**  
 Lot Size/Acres: **Under .5 Acre/**  
 WF Exposure: **No**

**Public Remarks:** Simply put, an escape to the sublime. This incredible starter home on a quiet East side street offers close proximity to local trails, shops, and the numerous amenities of Owen Sound. Well maintained, and ready for your personalization, your future is now available to view by appointment!

**Directions:** FROM 1525 16TH ST E, HEAD WEST ON 16TH ST E, TURN LEFT (SOUTH) ONTO 9TH AVE E, TURN WEST (RIGHT) ON TO 8TH ST E, TURN LEFT (SOUTH) ONTO 5TH AVE E, CONTINUE TO "T" AND TURN RIGHT (WEST), PROPERTY ON RIGHT.

### Interior Features

Interior Features: **Washer/Dryer Hookup**  
 Basement: **Partial Basement/ None/**  
 Heat Primary/Sec: **Forced Air-Gas, Natural Gas/**  
 HVAC: **Air Conditioner, Central Air, Duct Work**  
 Under Contract/Rental Items: **Hot Water Tank**  
 Fireplace: **Stone**  
 Foundation: **Stone**  
 Plumbing Age: **None**

### Exterior Features

Add'l Monthly Fees: **Brick, Wood**  
 Exterior Finish: **Municipal**  
 Restrictions: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, School Bus Route, Street Lights, Telephone**  
 Services: **Flat site**  
 Topography: **Asphalt, Shingles**  
 Roofing: **Alternative Power:**  
 Water/Supply Type: **Municipal-Metered/**  
 Other Structures: **Shed**  
 Site Influences: **Hospital, Major Highway, Public Transit, Rec./Community Centre, Schools, Shopping Nearby**  
 Exposure: **Pool: None**  
 Yr Roof Surface Replaced: **Municipal Sewers**  
 Sewage: **Municipal Sewers**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**

Exclusions: **SELLER PERSONAL EFFECTS, ARTWORK, PHOTOGRAPHS**

### Tax Information

Roll#: **425903002201800**  
 Pin#: **370680123**  
 Assessment \$/Year: **\$187,000/2020**  
 Legal Description: **PT LT 17 W/S BOYD ST, 18 W/S BOYD ST PL OWEN SOUND AS IN R479251 S/T & T/W R479251; OWEN SOUND**  
 Local Improve Fee/Comments: **R4 14.87**  
 Zoning: **Yes 1995**  
 Survey Year: **Taxes/Year: \$3,194/ 2019**  
 Survey Type: **Available**

### Rooms

Room	Level	Dimensions	Features
Living Room	M	11'11"x12'5"	
Dining Room	M	8'11"x13'3"	
Kitchen	M	9'7"x13'1"	
Mud Room	M	11'8"x10'11"	
Foyer	M	12'5"x6'2"	
Bathroom	2	9'19"x9'2"	4-Piece
Bedroom	2	9'8"x9'1"	
Master Bedroom	2	15'4"x12'6"	

**BRAND REALTY GROUP INC., Brokerage**

### Client Full Report

**Prepared By: BRANDON VANDERSCHOT, Broker of Record**

[www.BrandRealty.Group](http://www.BrandRealty.Group)

**BRAND REALTY GROUP INC., Brokerage**

**All data is subject to Errors, Omissions or Revisions and is not warranted. 05/22/2020 07:24:19 PM**





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