

**BRANDON VANDERSCHOT**

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## Cross Property Client Full

**860 8TH AVE A E**

**Owen Sound, ON N4K 3A8**

**Grey County/Owen Sound/None**

**Residential/Single Family/For Sale**

**Active**

**Price: \$325,000**



MLS@#: **129700**  
 List Date: **30-May-2018**  
 Bedrooms (AG/BG): **4 (3/1)**  
 Bathrooms (F/H): **2 (2/0)**

Type: **Detached**  
 Style: **Bungalow Raised**  
 Sqft Above Grade: **900**  
 Sq Ft Finished: **1,800**  
 Sq Ft Source: **Other**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **West**  
 Lot Front: **152.00**  
 Road Access Fee:  
 Access: **Municipal road, Paved Road**  
 Garage Spaces/Type: **1.0/Attached, Carport**  
 Driveway Spaces/Type: **3/Front Yard, Lane/Alley, Outside/Surface/Open/Asphalt**  
 Waterfront: **No**

Sqft Below Grade: **900**  
 Sq Ft. Unfinished  
 # Rooms: **11**  
 Recreational: **No**  
 Year Built/Desc: **0/Unknown**  
 Lot Depth: **100.00**  
 Lot Size/Acres: **Under .5 Acre/0.31**  
 WF Exposure:

Public Remarks: **In the city's East end on a fabulous triple wide lot sits our latest listing awaiting your personal preview. Surrounded by a meticulously landscaped yard, this 1800 sq/ft raised bungalow offers opportunity for those looking for that little "extra". Having an in-law suite with private entrance, and spacious floor plan throughout, this 4 bedroom, 2 bathroom home makes this an attractive investment for the growing family and is an extremely rare find for the savvy home buyer.**

Directions: **From Brand Realty Group, head West on 16th St E, the turn south on 9th Ave E at lights. Turn West onto 10th St E at next lights, and take immediate South onto 8th Ave E. South to 9th St E, East on 9th to 8th Ave A E. South to property on East, #860.**

### Interior Features

Interior Features: **In-law Capability, In-Law Suite, Multiple Kitchens, Separate Heating Controls, Smoke Detector, Washer/Dryer Hookup, Water Heater Owned, Winterized**

Basement: **Full/Fully Finished/Separate Entrance** Fireplace: **Natural Gas**

Heat Primary/Sec: **Fireplace-Gas, Natural Gas/Radiant**

HVAC: **None** Foundation: **Poured Concrete**

Under Contract/Rental Items: **None** Plumbing Age:

### Exterior Features

Add'l Monthly Fees: Exposure: **East** Pool: **None**

Exterior Finish: **Brick, Vinyl Siding**

Restrictions: **Municipal**

Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Public Transit, Recycling Pickup, School Bus Route, Street Lights, Telephone**

Topography: **Flat, Open space, Wooded/Treed** Alternative Power:

Roofing: **Asphalt** Yr Roof Replaced:

Water/Supply Type: **Municipal-Metered/** Sewage: **Municipal Sewers**

Other Structures: **Gazebo, Shed**

Site Influences: **Airport, Arts Centre, Beach, Business Centre, Cul de Sac/Dead End, Downtown, Golf, Hospital, Landscaped, Library, Major Highway, Marina, Place of Worship, Playground Nearby, Public Transit, Rec./Community Centre, River/Stream, Schools, Shopping Nearby**

### Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer, Smoke Detector**

Exclusions: **NONE**

### Tax Information

Roll#: **425904002709900** Local Improve Fee/Comments /

Pin#: **370710153** Zoning: **R4** Taxes/Year: **\$3,649/2017**

Assessment \$/Year: **\$219,500/2018** Survey/Year: **No** Survey Type:

Legal Description: **LT 25-28 PL 189 OWEN SOUND; OWEN SOUND**

Room  
**Kitchen**

Level Dimensions  
M **9'4"x11'2"**

Features

Dining Room	M	7'6"x8'	
Living Room	M	16'3"x11'8"	
Bathroom	M		4-Piece
Bedroom	M	12'7"x7'9"	
Master Bedroom	M	9'1"x12'10"	
Bedroom	M	9'1"x9'6"	
2nd Kitchen	B	9'4"x11'2"	
Living Room	B	26'x11'8"	
Bedroom	B	10'x11'2"	
Bathroom	B		3-Piece

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Client Full Report

Date Printed: 05/30/2018

Prepared By: BRANDON VANDERSCHOT, Salesperson

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