

Property Member Full

419 JOHNSTON Avenue, Port Elgin, Ontario N0H 2C1

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: **40023808**
List Price: **\$394,900**
New Listing



**Bruce County/Saugeen Shores/Saugeen Shores
Bungalow/House**

| | Beds | Baths | Kitch |
|------|----------|----------|----------|
| Main | 3 | 1 | 1 |

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Range: **1001 to 1500**
 AG Fin SF: **1,200/Public Records**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,363.00/2020**

Seller: **HENNESSY, RYAN**
Recent: **09/21/2020 : New Listing**

Remarks/Directions

Public: What an amazing home located just a few short blocks to the main Port Elgin beach. Many updates, including windows, flooring, bathroom and plumbing. This three bedroom bungalow is great to AirBnB as an investment, or local rental for Bruce Power. The Yard has been meticulously maintained with gardens and landscaping. The new deck and full height fence provides excellent entertaining area that is very private. Don't miss this opportunity. View the video before booking a showing please.

REALTOR®: Covid pre-screen please. Use your own office copy and send before showing. October 3 presentation 4pm register by 2 pm please. Mask and hand sani before entering. Turn off all lights and DO NOT lock door handle. Dead bolt only.

Directions: Bruce Street to Johnston, house on opposite side of the Blvd
Cross St: Bruce

Common Elements

Exterior

| | | | |
|----------------------|---|------------------|--------------------------|
| Exterior Feat: | Deck(s), Landscaped, Porch-Enclosed, Year Round Living Vinyl Siding | Roof: | Asphalt Shingle |
| Construct. Material: | | Prop Attached: | Detached |
| Shingles Replaced: | | Apx Age: | 51-99 Years |
| Year/Desc/Source: | 1957/Completed / New/Public Records | Rd Acc Fee: | |
| Property Access: | Municipal Road | | |
| Other Structures: | Shed | | |
| Pool Features: | None | | |
| Parking Features: | Attached Garage, Private Double Driveway | | |
| Parking Spaces: | 3 | Driveway Spaces: | 2 |
| Garage Sp/Desc: | 1 Spaces | Carport Sp: | |
| Services: | Cable, Cell Service, Electricity, Internet Other, Natural Gas, Recycling Pickup, Telephone | Sewer: | Sewer (Municipal) |
| Water Source: | Municipal-Metered | | |
| Water Tmnt: | | | |
| Lot Size: | | Acres Range: | < 0.5 |
| Lot Front: | 50.00 | Acres Rent: | |
| Lot Irregularities: | | Lot Depth: | 132.00 |
| Area Influences: | Beach, Campground, Landscaped, Park, Playground Nearby, Schools, Shopping Nearby, Trails | Lot Shape: | Rectangular |
| Topography: | Flat | Land Lse Fee: | |
| Restrictions: | Municipal | Fronting On: | North |
| School District: | Bluewater District School Board | | |
| High School: | Saugeen District Secondary | | |
| Elementary School: | Saugeen Central and Saugeen District Elementary | | |

Interior

| | | |
|----------------|---|--------------|
| Interior Feat: | On Demand Water Heater, Water Heater Owned | |
| Basement: | Partial Basement, Crawl Space, Unfinished | |
| Laundry Feat: | Main Level | |
| Cooling: | None | |
| Heating: | Gas Hot Water | |
| Fireplace: | 1/Natural Gas | FP Stove Op: |
| Inclusions: | Dishwasher, Dryer, Refrigerator, Stove, Washer | |
| Exclusions: | Deep Freezer | |

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 8 BLK 31 PL 263 PT 2 3R6959; SAUGEEN SHORES**
Zoning: **R1**
Assess Val/Year: **\$202,000/2020**
PIN: **332720010**
ROLL: **411046000425510**
Possession/Date: **60 - 89 Days/**
Possession Rmks: **November 1**

Local Improvements Fee:
Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit:

Marketing

Showing Requirements: **Showing System**

Showings:

Showing Instructions: **Showing Time, Hand sani and masks required. Kids permitted.**

Lockbox Type: **SentriLock**

Sign on Prop: **Yes**

Possession: **60 - 89 Days**

Locbox Loc/Serial#: **Front Gate/**

Brokerage Information

List Date: **09/21/2020**

Financing:

Buyer Agency Compensation Remarks: **2% plus Tax and a smile.**

Assignment Of Listing:

Original List Price: **\$394,900.00**

List Brokerage: **[ROYAL LEPAGE EXCHANGE REALTY CO.\(P.E.\),BROKERAGE](#)**

List Salesperson: **[JASON STEELE, Broker](#)**

Email: **jason@jasonsteele.ca**

Source Board: **Grey Bruce Owen Sound**

Prepared By: MIKE SEILER, Broker of Record

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Expiration Date:

SPIS:

Int Bearing Bkg Trust Account: **No**

Contact After Expired: **No**

HST Applicable to Sale: **No**

Brkge #: **(519) 832-3080**

Direct #: **(519) 377-2147**

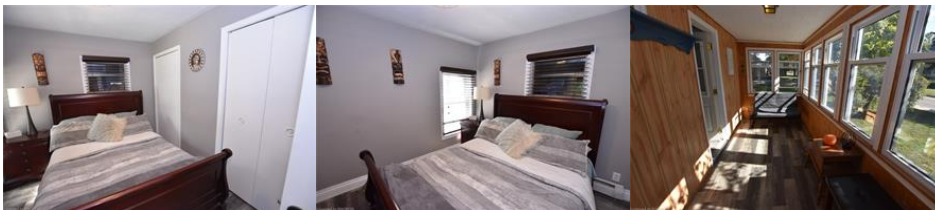
L/SP Cell: **(519) 377-2147**

Date Prepared: 09/21/2020

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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