

DATA FOR:



CALEDONIA, ONTARIO 44 SOUTHWOOD CRESCENT



44 SOUTHWOOD Crescent, Haldimand County, N3W 0A7

Commence Dt: **03/24/2022**

Status: **Active**
MLS@#: **H4129818**

Prev Price:
Region: **Haldimand County**

Status: **Active**
Price: **\$999,900**
DOM: **0**
Price Code: **For Sale**
Rooms: **7**

Alt. MLS@#: _____ Municipality: **Caledonia (63)** Bedrooms: **4 (4 + 0)**
Neighbrhd: **Caledonia South West (632)** 2 pc Baths: **1**
Ownrshp Type: **Freehold** Lot Frontage: **48.59 Feet** 3 pc Baths: **0**
Property Type: **Residential** Lot Depth: **101.71 Feet** 4 pc Baths: **2**
Sub Type: **Freehold** Lot Shape: **Rectangular** 5+ pc Baths: **0**
Fronting On: **North** Lot Irregularities: _____
Taxes: **\$4,746/2021** Sq Ft / Src: **2,170 / 3rd Party** Age: **6-15 Years**
Cross Street: **Argyle S & Stirling**
Directions: **Argyle St S & Stirling St**
Virtual Tour Branded: <http://tours.vogelcreative.ca/44southwoodcrescent>

Property Details

Exterior

Accessible: _____ Type: **Detached** Foundation: **Slab**
VisitAble: _____ Style: **2 Storey** Year Built: _____ Amps: _____
Soil Type: **Other (see Remarks)** Location: **Urban** Sq Ft/Src: **2,170/3rd Party Measuring Service** Volts: _____

Exterior Finish: **Brick, Metal/Stone Siding, Vinyl Siding**
Driveway/Park Spcs: **4.0** Pool: **None** Acres: **less than .50** Sewers: **Sewer**
Parking Type: _____ Waterfront: _____ Roof Type: **Asphalt Shingle** Zoning: _____

Driveway/Parking: **Asphalt** Water Meter: _____ Shingles Rplc: _____
Garage Spaces: **2.0** Water Type: _____ Water Source: **Municipal** Recreational Use: _____
Garage/Parking: **Attached** Elementary Schools: **Notre Dame (Caledonia), River Heights** Retirement Community: _____
Secondary Schools: **Mckinnon High School, Grand Erie Learning Alternatives**

Other Structures: **Shed**
Area Influences: **Park, Quiet Area, Rec./Commun.Centre, River/Stream**

Interior

Basement Size: **Full** Fireplace: **Natural Gas** Heat Source: **Gas** Elevator: **No**
Basement Finish: **Partially Finished** FP Stove: **Yes** Heat Type: **Forced Air** Laundry Access: **In-Suite**

Basement Features: _____ A/C Type: **Central Air** Pets Permit: **Yes**
Rental Items: **Hot Water Heater, Security System** UFFI: **No**
Interior Features: **Alarm System, Auto Garage Door Remote(s)**
Inclusions: **Fridge (2020), Stove, Dishwasher, Microwave (2021), Washer & Dryer (2021), all electric light fixtures, all window coverings, Tire racks and storage unit in the garage, babygates, Shed, pond equipment, Security system & 3 cameras**

Exclusions: **TV Mounts, Metal Gazebo**

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Family Room	M	17'1" x 18'11"	5.21 x 5.77	Fireplace
Dining Room	M	12'10" x 12'2"	3.91 x 3.71	Crown Moulding
Eat in Kitchen	M	12'9" x 10'3"	3.89 x 3.12	Double Sink
Bathroom	M			2-Piece
Primary Bedroom	2	15'4" x 15'4"	4.67 x 4.67	Ensuite Privilege
Bedroom	2	14'3" x 13'11"	4.34 x 4.24	
Bedroom	2	10'11" x 13'6"	3.33 x 4.11	
Bedroom	2	9'6" x 10'4"	2.9 x 3.15	
Ensuite	2			4-Piece
Bathroom	2			4-Piece
Laundry Room	2	7' x 3'5"	2.13 x 1.04	
Recreation Room	B	24' x 35'3"	7.32 x 10.74	

Listings Brokerage: [Royal LePage Burloak Real Estate Services, Brokerage](#)

Condo Fee Rmks: _____

Pets Permitted: **Yes**

Directions: _____

Argyle St S & Stirling St

Public Remarks: _____

Quality Built by Venture homes this four bed two and a half bath open concept home features 9 ft. ceilings, tons of natural light. Upgrades include paved driveway, interior doors, crown moulding, extra large windows, Laundry on the second level, large primary bedroom with an ensuite bath and walk-in closet. The lower level is partially finished with drywall, pot lights and a 3-piece bath roughed-in, flooring material is included. The backyard has a large, tiered deck with lots of seating areas to entertain! Located in Caledonia, close to the Grand River, Kinsmen Park, shops restaurants, and schools



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ROYAL LEPAGE 2072 Lakeshore Road
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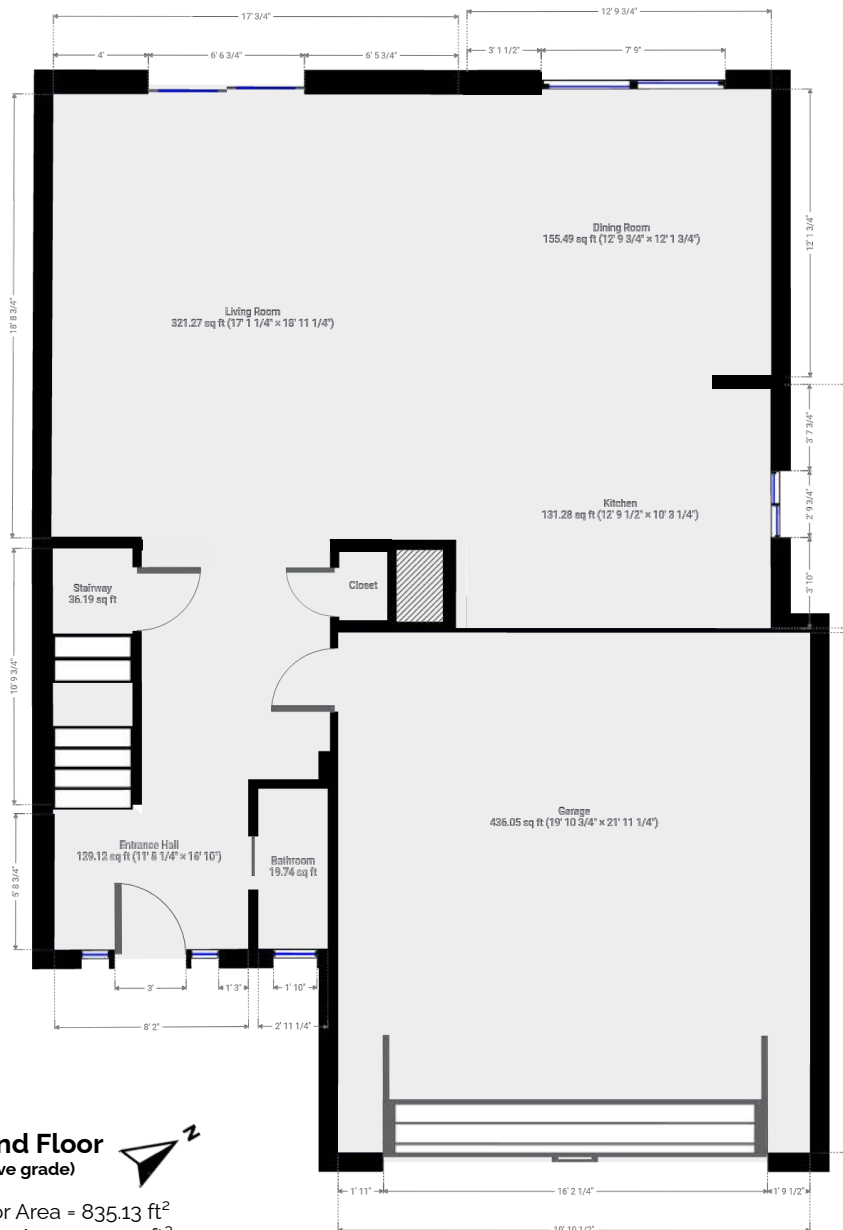
BURLOAK REAL ESTATE SERVICES
INDEPENDENTLY OWNED & OPERATED BROKERAGE

All information contained herein has been supplied by the seller to the best of their knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd. Not intended to solicit buyers/sellers clients currently under contract.



44 Southwood Cres
Caledonia, ON

Total Above Grade Exterior ft²
Approx Above Ground Exterior Area = 2170.62 ft²
Total Exterior ft²
Approx Exterior Area (basement included) = 3042.89 ft²
Garage not included in total ft²



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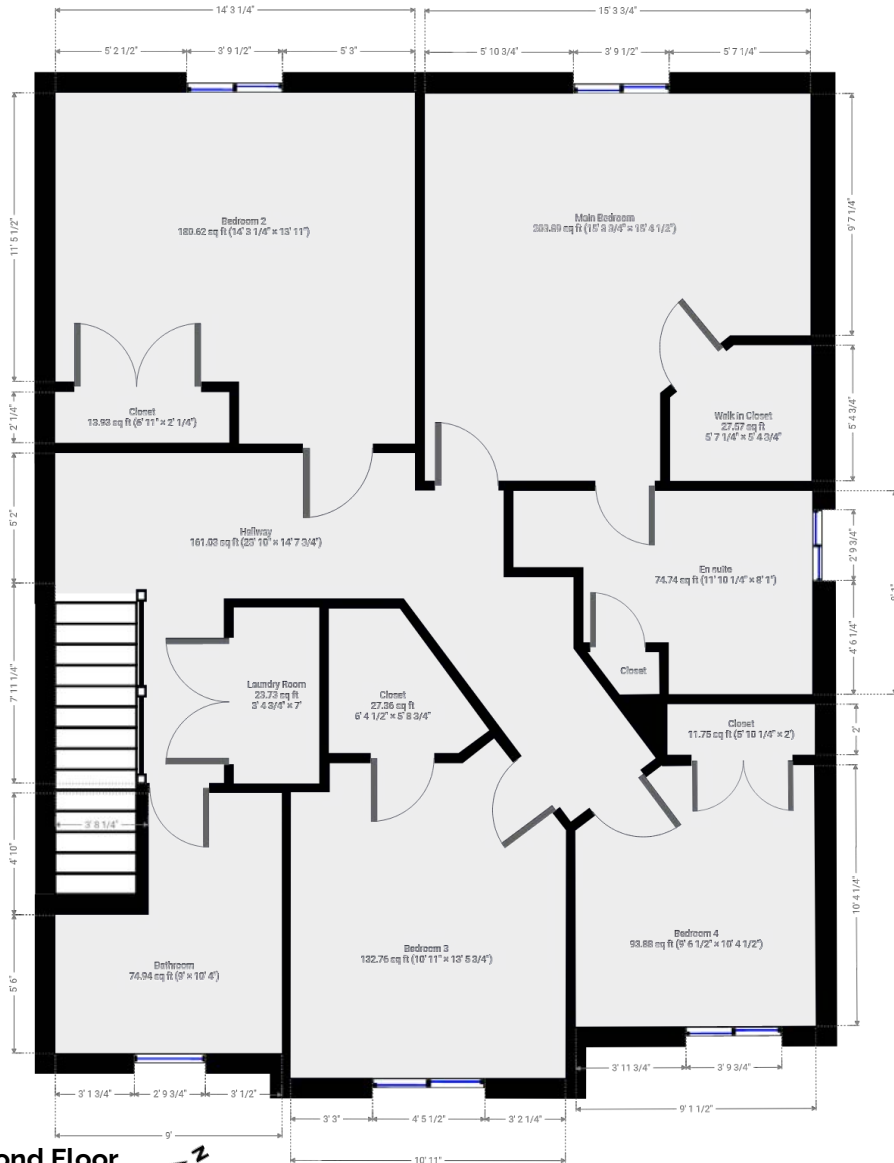
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Approx Interior Area = 1093.08 ft²
 Approx Exterior Area = 1218.89 ft²



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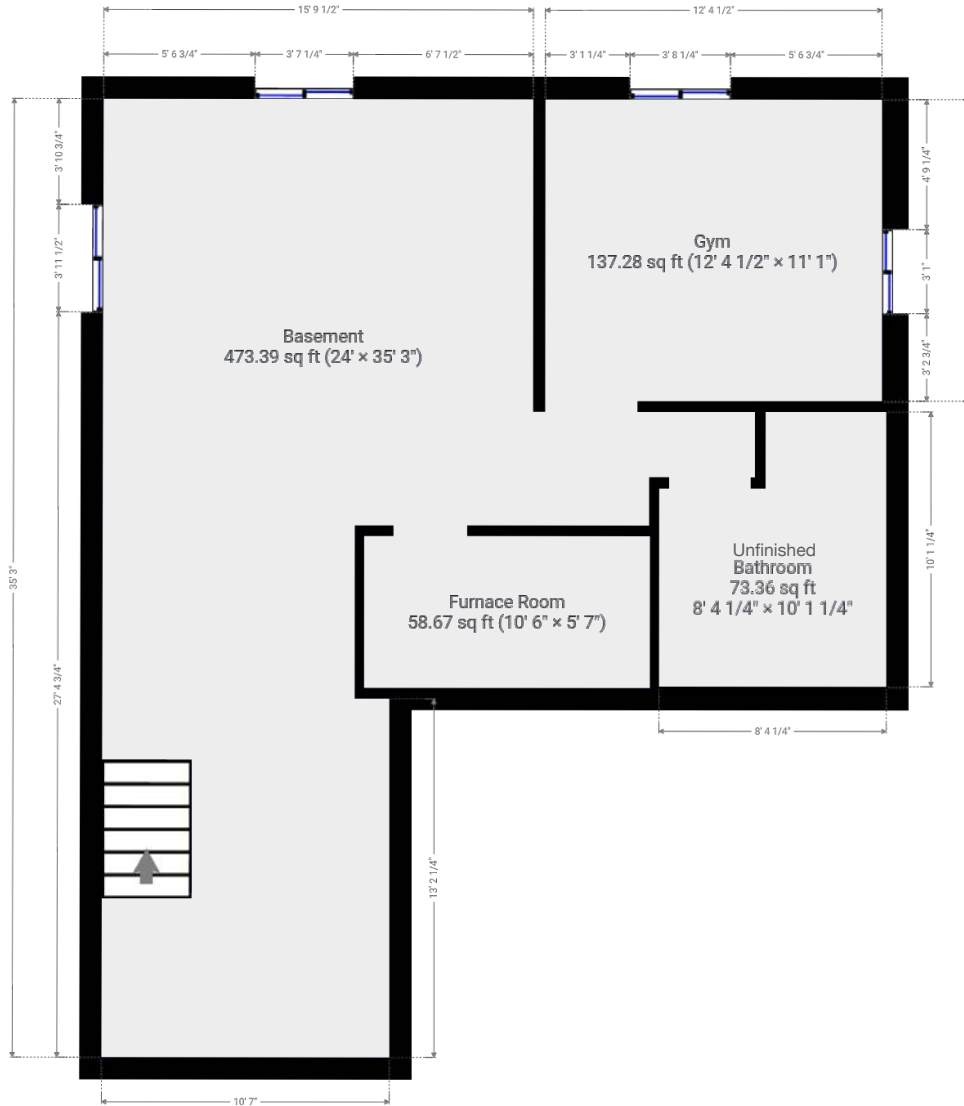
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Basement
(below grade)

Approx Interior Area = 764.52 ft²
Approx Exterior Area = 872.27 ft²



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Haldimand County, ON

HOODQ ADDRESS REPORT™

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



River Heights School

Designated Catchment School
Grades PK to 8
37 Forfar St E

McKinnon Park SS

Designated Catchment School
Grades 9 to 12
91 Haddington St

ÉE Pavillon de la jeunesse

Designated Catchment School
Grades PK to 6
105 High St

ÉS Georges-P-Vanier

Designated Catchment School
Grades 7 to 12
100 Macklin St N

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 14.15km.

West Haldimand General Hospital

75 Parkview Rd

Fire Station

3303 Homestead Drive

Police Station

72 Haldimand County Hwy 54

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gas Station



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UPGRADES :



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HOME UPGRADES

- Driveway paved
- Front porch tiled and railing installed
- New toilet in powder room
- New kitchen sink
- Stone back-splash in the kitchen
- New microwave (2021)
- New fridge (2020)
- New washer & dryer (2021)
- New carbon monoxide & smoke detectors
- Basement partially finished with pot lights , installed, bathroom roughed-in with sink waterlines installed, potential for a 5th bedroom in basement
- Keypad entry on front door and garage
- 3 Security cameras installed, door sensors and motion detectors
- Pond in backyard has a new pump & heater
- Pond has Koi fish



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