MORE PHOTOS

275 COLLEGE ST.

MLS® 24716

District	**Haldimand-Norfolk**	Status	**Active**
Sub District	**HN Haldimand-Norfolk UU**	Type	**Detached**
City/Town	**Waterford**	Bedrooms	**3/0**
Postal Code	**N0E 1Y0**	Bathrooms	**2/0**
Near	**Robinson Rd**	Ensuite	**1**
County	**Norfolk**	List Price	**$279,900**
Urban/Rural	**U r b a n**	Sale Price	
Zoning		Date Uncon	
Possession	**TBA**		
Poss. Date			
Taxes	**$2,968.92 (2009)**		
Assessment			

INTERIOR

Year Built	**2007**
# of FP's	**1**
Fireplaces	**Natural Gas,Living Rm**
Basement	**Full,Unfinished**
Clear Height	
Adtl Accom	

STYLE

Style	**Raised Bungalow**
Exterior Finish	**Brick,Vinyl**
Construction	
Roof	**Asphalt Shingle**
Foundation	**Concrete Poured**
UFFI	**Not Installed**

Leased Equip	**Water Heater**
Exclusions	**T.V. in living room.**
Interior Feat	**Bathroom Roughed in**
Appliances	**Central Vac,Dishwasher,Satellite System**

ROOMS

	Bsmt	Main	2nd	Other
Fin. Sqft		**1,500**		
Entrance				
Living		**12'6x14'10**		
Dining		**10x12**		
Kitchen		**10x15'11**		
Mast BR		**12'4x13'1**		
Bathroom		**4pc**		
Ensuite		**4pc**		
Bedroom		**11'3x18'4**		
Bedroom		**9'2x10'7**		

FEATURES

Sqft Abv Grd	
Hydro Cost	
Amperage	
Heat Source	**Natural Gas**
Heat/Cool	**Central Air,Forced Air**
Water	**Municipal**
Waste	**Sewer - municipal**
Services	

MOBILE/CONDO

Mthly Condo Fee	
Mthly Fee Incl	
Mobile Make	
Mobile Serial #	
Other Mthly Fee	

Parking			
Garage Type	**Attached**		
Garage Size	**2 Car**		
Driveway Type	**Gravel**		
Driveway Size	**Double**		
Lot Sqft	**6,098**	Lot Width	**50**
Lot Acres	**0.14**	Lot Depth	**125**
Land Type		Lot Shape	**Rectangular**
Lot Dim.			
Road Side	**N**		

Site Influences	
Exterior Features	**Balcony,Patio**

Title	**Freehold**	Tax Roll	**3333603086530000000**
Survey	**Survey Available**	Occupancy	**Owner Occupied**
Financing	**Clear**	SPIS	**Yes**
Restrictions			
Legal Desc	**Twn Con 7 PT Lot 5 RP 37R6506 Part 1**		

Small town living at its best! - Welcoming from the first step in. This open concept 2 years new house is waiting for you to call it home! Slate tile in the foyer & bathroom, hardwood throughout, main floor laundry, cathedral ceilings, pot lights, stone surrounding fireplace in the living room makes it cozy on the cold winter nights. Beautiful cherry wood kitchen with more than enough storage and a layout that will please anyone who cooks a little or a lot. Huge garage (22x24) that is insulated with storage above. With the double hung Low E argon windows, direct sunlight through them won't fade your furniture. All info approx. Call for your personal viewing today!

Listed By: ROYAL LEPAGE ACTION REALTY Brokerage Independently Owned & Operated - 519-753-7311

This listing information is provided to you by
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