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Cross Property Client Full RES

17 WILLIAM COURT

Oliphant, ON N0H 2T0
Bruce County/ South Bruce Peninsula/

Residential/ Single Family/ For Sale Price: \$385,000.00
Active



MLS#: **243705**
List Date: **10-Feb-2020** Bedrooms (AG/BG): **3 (3 / 0)**
Bathrooms (F/H): **2 (2 / 0)**

Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **1,520** Sqft Below Grade: **0**
Sq Ft Finished: **1,520** Sq Ft. Unfinished:
Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **8**
Title/Ownership: **Freehold** Recreational: **No**
Fronting On: **West** Year Built/Desc: **0/ Unknown**
Lot Front: **104.99** Lot Depth: **150.15**
Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
Access: **Municipal road, Year Round**
Garage Spaces/Type: **4.0/ Detached**
Driveway Spaces/Type: **10/ Private Double Wide/ Asphalt, Gravel**
Waterfront: **No** WF Exposure:
Leased Land Fee:

Public Remarks: **Surrounded by trees, this custom built, 3 bedroom, 2 bathroom home is the perfect weekend getaway. Walking distance from the beaches of Lake Huron and 5 minutes drive from Sauble Beach, this is a desirable location! This fully furnished home boasts open plan main floor living, kitchen and dining, good sized bedrooms, large deck for entertaining, 4 car insulated garage/workshop, wood stove for those cold winter days and more! Lots of space for family and friends to come and stay and enjoy what the area has to offer. Outside you'll find yourself in a nature's paradise, with lots of tall trees and greenery surrounding this charming brick home, you can enjoy complete privacy. Oliphant is well known for its all season outdoor activities! From fishing and windsurfing in the warmer months to impressive snowkiting in the winter. This home also has great income potential being so close to Oliphant north beach and Sauble Beach, ideal for those relocating to the area for work or play.**

Directions: **Heading West on Spry Lake Road, Turn Left onto William Court, Property is on the Left.**

Interior Features

Interior Features: **Main Floor Laundry, Smoke Detector**
Basement: **Crawl Space/ None/** Fireplace: **Wood Stove**
Heat Primary/Sec: **Forced Air-Electric/**
HVAC: **None** Foundation: **Concrete Block**
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Exterior Finish: **Brick**
Restrictions: **None**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
Topography: **Flat, Wooded/Treed** Alternative Power:
Roofing: **Shingles** Yr Roof Surface Replaced:
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
Exterior Features: **Fenced Full, Porch, Year-Round Living**
Site Influences: **Beach, Cul de Sac/Dead End**

Inclusions/Exclusions

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

Exclusions: **none**

Tax Information

Roll#: **410254001830500** Local Improve Fee/Comments /
Pin#: **331450143** Zoning: **Residential** Taxes/Year: **\$2,300/ 2019**
Assessment \$/Year: **\$205,000/2020** Survey/Year: **No** Survey Type:
Legal Description: **LT 33 PL 567 TOWN OF SOUTH BRUCE PENINSULA**

Rooms

Room	Level	Dimensions	Features
Living Room	M	20'9"x14'9"	
Kitchen /Dining Room	M	13'3"x13'9"	
Master Bedroom	M	14'4"x11'8"	
Bedroom	M	10'9"x13'1"	
Bedroom	M	14'4"x11'3"	
Bathroom	M		3-Piece
Bathroom	M		4-Piece
Laundry Room	M	4'5"x8'11"	

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Client Full Report

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Prepared By: Giovanni Boni, Salesperson

