

14 ABSALOM Street W, Mildmay, Ontario N0G 2J0

Client Full
Active / Residential

14 ABSALOM St W Mildmay

MLS® #: 40286627
 Price: **\$449,000**



Bruce County/South Bruce/South Bruce

1.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds: **3 (3 + 0)**
 Baths: **2 (1 + 1)**
 SF Fin Total: **1,887/Other**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,516.00/Other**
 BG Fin SF: **371.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,373/2021**

Remarks/Directions

Public Rmks: **INVESTMENT PROPERTY. Renovated 2+1 bed, 1.5 bath home located on a large corner lot with great income potential. Walking distance to downtown Mildmay and its sought after handcrafted businesses such as Schuett Furniture and Mildmay Cheese Haus. Outside features a detached single garage with a large gravel driveway that will accommodate 4 cars. The roof is a combination of shingle and steel. Inside you'll find a bright open space, all 3 levels insulated with spray foam, natural gas furnace, owned gas water heater, central vac and wood-look vinyl floors throughout. The living space has a walkout to a balcony and the kitchen features grey stained cabinets, breakfast bar and dining area with sliding barn door. You'll also find a main floor laundry room, powder room, upper level with 2 bedrooms and updated 4pc bathroom with skylight. The basement ceiling height is 7'5" with potential to be finished and used as a rec room. Mildmay also known as 'Ontario's Bavarian Village' is a very close-knit community with Heritage traditions and annual events including homecoming weekends and the "Hanging of the Greens" holiday parades. 1hr 15 minutes to Orangeville, Guelph and Kitchener. 1hr to Owen Sound. 40 minutes to Port Elgin. 35 minutes to Kincardine. Water/Sewer/Streetlights/Garbage Pickup is a flat fee of approx \$1,251 (subject to change) & added to the property taxes.**

Directions: **From main corner in Mildmay, take Absalom St. W and drive southwest to home on right corner on second block.**

Common Elements

Exterior

Exterior Feat: **Balcony, Deck(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: / Foundation: **Stone**
 Year/Desc/Source: **/Completed / New/Other**
 Property Access: **Paved Road, Public Road, Year Round Road**
 Pool Features: **None**
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **5** Driveway Spaces: **4.0** Garage Spaces: **1.0**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5**
 Lot Front (Ft): **33.01** Lot Depth (Ft): **141.00**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Downtown, Lake/Pond, Major Highway, Park, Place of Worship, Playground Nearby, Rec./Community Centre, River/Stream, Schools, Shopping Nearby, Trails**
 Topography: **Flat, Sloping** Fronting On: **West**

Interior

Interior Feat: **Central Vacuum, Skylight, Sump Pump, Upgraded Insulation, Water Heater Owned**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Partial Basement** Basement Fin: **Unfinished**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Energy Efficient, Other**
 Heating: **Forced Air, Gas**
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 9, 14 PL 95 AS IN R379187 MUNICIPALITY OF SOUTH BRUCE**
 Zoning: **C3** Survey: **None/**
 Assess Val/Year: **\$176,000/2022** Hold Over Days:
 PIN: **332090249** Occupant Type: **Tenant**
 ROLL: **410501000611600**

Possession/Date: **Flexible/**

Deposit:

5%list price

Brokerage Information

List Date: **06/30/2022**

List Brokerage: **Royal LePage Locations North (Collingwood Unit B) Brokerage**

Source Board: **The Lakelands**

Prepared By: Todd Vanzuilekom, Salesperson

Date Prepared: 07/11/2022

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

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom	Main	15' 6" X 9' 3"	4.72 X 2.82	Adaptable, Roughed-In, Walkout to Balcony/Deck
Dining Room	Main	14' 7" X 8' 0"	4.44 X 2.44	
Kitchen	Main	10' 6" X 10' 2"	3.20 X 3.10	Double sink
Bathroom	Main	5' 0" X 4' 2"	1.52 X 1.27	2-Piece
Laundry	Main	5' 0" X 4' 2"	1.52 X 1.27	
Living Room	Main	11' 7" X 13' 5"	3.53 X 4.09	Walkout to Balcony/Deck
Bedroom	Second	11' 5" X 11' 3"	3.48 X 3.43	Laminate
Bedroom	Second	12' 5" X 11' 6"	3.78 X 3.51	Carpet
Bathroom	Second	11' 3" X 7' 0"	3.43 X 2.13	4-Piece, Skylight
Utility Room	Basement	14' 9" X 13' 0"	4.50 X 3.96	
Recreation Room	Basement	14' 10" X 11' 8"	4.52 X 3.56	Roughed-In

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Date:
 Information Statement:

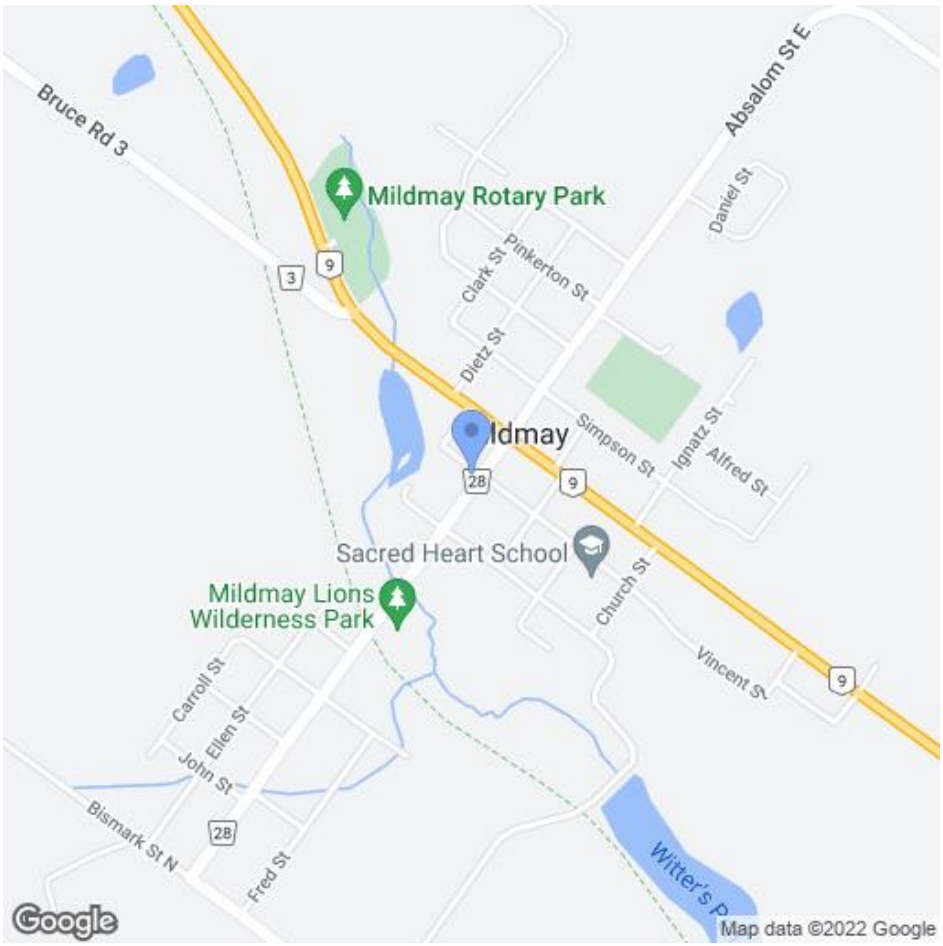
Level:

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