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Cross Property Client Full

9 HAWKINS CRESCENT
Tillsonburg, ON N4G 5K7
Oxford County/ Tillsonburg/ SW

Residential/ Single Family/ For Sale Price: \$349,900.00
Active



MLS®#: **262932**
 List Date: **04-Jun-2020** Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **2 (1/ 1)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,220** Sqft Below Grade:
 Sq Ft Finished: **1,220** Sq Ft. Unfinished
 Sq Ft Source: **Other**
 New Construction: **No** # Rooms: **11**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **North** Year Built/Desc: **1990/ Completed /**
 Lot Front: **33.88** Lot Depth: **New**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/ 0.07**

Cross Streets: **Wilson Avenue**
 Access: **Municipal road, Paved Road**
 Garage Spaces/Type: **1.0/ Attached**
 Driveway Spaces/Type: **1/ Private Single Wide/ Asphalt**
 Waterfront: **No** WF Exposure:
 Leased Land Fee:

Public Remarks: From the moment you arrive, you can tell this Hickory Hills home was incredibly well cared for over the years. Entering into the front foyer, you're first greeted by genuine hardwood floors that cover the majority of the main floor. The front of the home is also where you'll find your first of two bedrooms, making it easy to accommodate overnight guests, an office space, or a den looking out the large bay window. The primary living area features an open design, with glass doors and skylights letting natural light pour in. The living room sports access to the back deck that acts as an extension of the main floor during the warmer months. It's location within the Hickory Hills Adult Lifestyle Community puts you a short walk from the neighbourhood community centre, featuring an outdoor pool, hot tub, horseshoe pits, shuffleboard, and lounge. Buyers are responsible for a one-time \$1,000 transfer fee, while the annual community fee of \$365 is put directly into maintenance of common facilities.

Directions: After turning onto Wilson Avenue from Baldwin Street, continue North-West down Wilson. Hawkins Crescent will be the fourth street on your left hand side. Continue down Hawkins Crescent until finding the property on the left-hand side.

Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum Roughed-in, Main Floor Laundry, Skylight, Smoke Detector, Washer/Dryer Hookup**
 Basement: **Crawl Space/ Unfinished/** Fireplace:
 Heat Primary/Sec: **Forced Air-Gas/**
 HVAC: **Air Conditioner** Foundation: **Poured Concrete**
 Under Contract \$: **\$33.00** UFFI: **No** Furnace Age: **2014**
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:
 Accessibility: **Level within Dwelling, Raised Toilet** Wiring Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **Community**
 Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee: **Yes**
 Exterior Finish: **Aluminum Siding**
 Restrictions: **Easement**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Street Lights**
 Topography: **Flat site** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced:
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Awnings, Deck(s)**
 Site Influences: **Cul de Sac/ Dead End, Golf, Landscaped, Park, Rec./Community Centre, Shopping Nearby, Trails**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Smoke Detector, Window Coverings**

Exclusions: **Nil.**

Tax Information

Roll#: **320405005514100** Local Improve Fee/Comments /
 Pin#: **000340335** Zoning: **R2-2 Residential** Taxes/Year: **\$2,214/ 2019**
 Assessment \$/Year: **\$163,000/2019** Survey/Year: **No** Survey Type:
 Legal Description: **PART OF LOT 28, PLAN 41M86; DESIGNATED AS PARTS 20 & 21, 41R4089. SUBJECT TO AN EASEMENT OVER PART 20, 41R4089 AS IN LT38625. TOGETHER WITH AN EASEMENT OVER PART 22, 41R4089 AS IN LT39819. TILLSONBURG**

Rooms

Room	Level	Dimensions	Features
Foyer	M	4'11"x6'1"	Vinyl Flooring
Bedroom	M	10'9"x8'8"	Bay window, Hardwood floor

Kitchen	M	7'1"x9'1"	Double sink, Vinyl Flooring
Dining Room	M	10'9"x12'3"	Hardwood floor
Sitting Room	M	10'9"x8'9"	Hardwood floor, Skylight, Sliding doors
Living Room	M	12'10"x19'2"	Hardwood floor, Sliding doors, Vaulted Ceiling
Master Bedroom	M	13'11"x10'11"	Ensuite, Hardwood floor
Bathroom	M	4'10"x3'9"	2-Piece, Vinyl Flooring
Laundry Room	M	5'5"x6'3"	Vinyl Flooring
Ensuite	M	4'10"x7'4"	4-Piece, Vinyl Flooring
Porch	M	16'8"x8'4"	Balcony/Deck, Sliding doors, Winterized

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Client Full Report

Date Printed: 06/05/2020

Prepared By: PATRICK MacDOUGALL, Sales Representative

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