

Cross Property Client Full RES

9696 COUNTY ROAD 10 ROAD

Campbellcroft, ON L0A 1B0

Northumberland County/ Municipality of Port Hope/ North of Dale Rd/ Cty Rd 74

Residential/ Single Family/ For Sale Price: \$539,000.00

Active



MLS®#: **241768**
 List Date: **24-Jan-2020** Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **2 (1/ 1)**

Type: **Detached**
 Style: **2 Storey**

Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **386.81**
 Road Access Fee:
 Cross Streets: **N/O Ganaraska Road**
 Access: **Year Round**
 Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **6/ Private Single Wide/ Gravel**
 Waterfront: **No**
 Leased Land Fee:

Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **11**
 Recreational: **No**
 Year Built/Desc: **1900/ Estimate**
 Lot Depth: **167.45**
 Lot Size/Acres: **1-2.99 Acres/ 1.75**
 WF Exposure:

Public Remarks: **Private setting for this wonderful well built,4 bedroom,2 bath family home located in the sought after Garden Hill area! Original solid hardwood floors throughout, Maple and Oak! Wide baseboard and beautiful wood trim! French doors! Solid wood doors!! So much character in this home that has been perfectly preserved. Front porch, back porch! Lovely, huge,treed yard aproximately 1.75 acres! 4 fruit bearing Apple trees!! Detached 2 car garage! New vinyl siding, newer roof. Huge post and beam outbuilding, could be RV storage for numerous units, would be perfect for an art studio, car collection, wood shop, you name it, a great outside space, the uses limited only to your imagination! Close to the Ganaraska forest for hiking, biking, cross country skiing, horseback riding. Brimacombe ski resort for downhill skiing is close by. Rice Lake is also close by! All in all a great neighbourhood, and only 1 hour to Toronto! Come out and see all that this lovely property has to offer.**

Directions: **401 to Toronto Road, Port Hope 461 exit, go north to property on west side of County Road 10**

Interior Features

Interior Features: **Built-In Appliances**
 Basement: **Full/ Unfinished/ Separate Entrance** Fireplace: **Wood Stove**
 Heat Primary/Sec: **Forced Air-Oil/ Woodstove**
 HVAC: **None** Foundation: **Poured Concrete, Stone**
 Under Contract \$: **\$14.71** UFFI:
 Under Contract/Rental Items: **Hot Water Tank** Furnace Age:
 Lease To Own Equip: **Water Heater** Plumbing Age:
 Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:
 Lot Shape: **Rectangular** Lot Irregularities: **iirreg**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Oak Ridges Moraine**
 Services: **Electricity, Telephone**
 Topography: **Clear View, Level** Alternative Power:
 Roofing: **Shingles** Yr Roof Surface Replaced: **2010**
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Porch**
 Other Structures: **Workshop**
 Site Influences: **Greenbelt/Conservation, Skiing, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer Light fixtures.**

Exclusions: **Hot water tank (Rental)**

Tax Information

Roll#: **142322306021520** Local Improve Fee/Comments /
 Pin#: **510520258** Zoning: **Res** Taxes/Year: **\$2,917/ 2019**
 Assessment \$/Year: **\$242,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 14 CON 9 HOPE AS IN NC353898; PORT HOPE**

Rooms

Room	Level	Dimensions	Features
Eat-in Kitchen	M	16'x12'5"	Hardwood floor, Walkout to Balcony/Deck
Living Room	M	16'6"x13'	Fireplace, Hardwood floor
Family Room	M	13'11"x7'5"	Hardwood floor
Dining Room	M	14'8"x11'7"	French doors, Hardwood floor
Foyer	M	7'4"x6'6"	Hardwood floor
Bathroom	M	3'9"x3'4"	2-Piece
Master Bedroom	2	11'6"x10'12"	Hardwood floor
Bedroom	2	10'6"x9'7"	Hardwood floor
Bedroom	2	10'6"x8'10"	Hardwood floor
Bedroom	2	10'11"x7'9"	Hardwood floor
Bathroom	2	10'2"x5'	3-Piece

REAL ESTATE HOMEWARD, BROKERAGE

Search Criteria

Status is one of 'Active', 'Conditional'
List SP MUI is 35725822
Co List Agent MUI is 35725822
Co List Agent Agent 2 MUI is 35725822
Co List Agent 3 MUI is 35725822
Selected 1 of 2 results.