

3640 #6 HWY Haldimand			MLS® 25320			
District	Haldimand-Norfolk	Status	Active			
Sub District	HN Haldimand-Norfolk UU	List Price	\$310,000			
City/Town	Haldimand	Sale Price				
Type	Detached	Sale Date				
Zoning	Res					
Postal Code	NOA 1H0					
Possession	TBA					
Possn. Date		Uncon Date				
Taxes	\$1,398.00 (2008)	Days on Mkt.	1			
Style	2.5+ Storey	Mthly Assmt				
Exterior	Brick	Year Built	1903			
Bedrooms	4/0	Sqft Abv Gr				
Bathrooms	2/0	Urban/Rural	Rural			
Ensuite						
Heat Source	Propane	Heat/Cool	Forced Air, Heat Pump			
UFFI	Not Installed	Roof	Asphalt Shingle			
Clear Height		Foundation	Stone			
Basement	Full, Unfinished					
Construction	Wood Frame					
Fireplaces						
	Fin. Sqft	Bsmt	Main	2nd	Other	
Entrance						
Living			14x12'8"			
Dining						
Kitchen			18'8x13'5"			
Mast BR				14x10'10"		
Bathroom			3pc	3pc		
Sewing Rm			11'2x10"			
Office			11'6x9'4"			
Laundry			13x10"			
Other			13x5"			
Other			12'2x12"			
Bedroom				13'4x11'4"		
Bedroom				14x10'10"		
Bedroom				10x8"		
Lot Acres	46.60	Lot Width (ft)		Power	200	
Lot Sqft	2,029,896	Lot Depth (ft)		Hydro Cost	\$1,400.00	
Road Side	E	Shape	Irregular			
Garage Size	3+ Car	Garage Type	Detached		Water	Well - drilled, Cistern
Driveway Size	Triple+	Driveway Type	Gravel		Waste	Septic
Appliances/Equip	Dishwasher					
Interior Feat.						
Exterior Feat.	Barn, Circular Drive, Fenced - part, Porch, Storage Shed					
Services						
Mthly fee incl.						
Site Influences	Easy Access, High Traffic Area, Road - paved, Stream/River					
Holdover		Financing	Clear		Title	Freehold
Esc. Clause		SPIS	No		Tax Roll	281033200708500
Legal desc.	Pt Lot 11 Con 11 Walpole Township					
Listed By	ACME REALTY INC.					
<p>High exposure property County living at a great price. Century home with unique history. Front porch ready for your rocker. Many cherry cupboards in large kitchen. Updated bath with jacuzzi tub. A second main floor three piece bath. Three large bedrooms with a fourth smaller bedroom. Great foyer with original wood staircase. A second stairway with duplex possibilities. Potential for bed and breakfast with proper zoning. Main floor laundry. Full third floor attic potential for huge family room or studio eight foot high ceiling. 46 acres. 42 acres workable and can be rented out for \$50 or more per acre/year. Large outbuildings with a great opportunity for horses, goats or sheep. Easy access to main highway. Nice creek running through property as well. New electrical service panel in 2007, 100 amp in home and 200 amp in barn. Hydro easement on southern tip of property. Advertising sign generates \$1000 per year. Great possibility for more to add.</p>						



This listing information is provided to you by
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