

1885 7TH Avenue W, Owen Sound, Ontario N4K 5L5

Client Full
Active / Residential

1885 7TH Av W Owen Sound

Listing ID: 40637921
 Price: **\$399,999**



Grey/Owen Sound/Owen Sound

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	4	1	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,350**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,350/Other**
 Tot Unfin SF: **600**
 DOM: **4**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,162.00/2024**

Remarks/Directions

Public Rmks: **Charming 4 bed home in Owen Sound, perfect for first time buyers or Investors! A delightful 4 bed, 2 bath semi-detached home nestled on a quiet, no-thru street in a peaceful neighbourhood. This property is an excellent opportunity for those stepping onto the property ladder or for savvy investors seeking a prime location. With four bedrooms, this home offers plenty of space for a growing family or for those needing extra room for a home office or guest room. The first floor features all hard surface flooring, ensuring a cleaner, low-maintenance living environment. Enjoy the large, fully fenced backyard—a perfect space for kids to play, pets to roam, or for hosting summer BBQs. The deck off the patio door offers a serene spot for morning coffee or evening relaxation. Situated near parks and Kelso Beach, this home provides easy access to outdoor activities and scenic walks. Just a 10 minute drive across town to big box shopping and Owen Sound Hospital. The quiet street ensures minimal traffic, creating a safe and tranquil environment. The home is located close to schools making it ideal for families. Additionally, nearby bus routes and a blend of newer and older homes add to the community's charm. Don't miss out on this fantastic opportunity to own a home in a desirable area of Owen Sound. Whether you're a first-time homebuyer looking for a great start or an investor seeking a solid property, 1885 7th Ave W has everything you need.**

Directions: **Eddie Sargent Parkway to 19th st west, left at light to 7th ave W. turn left, property on left.**
 Cross St: **19th Street West**

Exterior

Construct. Material: **Vinyl Siding** Foundation: **Poured Concrete** Roof: **Shingles**
 Shingles Replaced: **2018** Prop Attached: **Semi Detached**
 Year/Desc/Source: **1973/Estimate/Other** Apx Age: **51-99 Years**
 Property Access: **Public Road** Rd Acc Fee:
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **3** Driveway Spaces: **3.0** Garage Spaces:
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone**
 Water Source: **Municipal-Metered** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **39.90** Lot Depth (Ft): **165.34** Lot Shape:
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Beach, Downtown, Golf, Highway Access, Hospital, Lake Access, Park, Place of Worship, Playground Nearby, Public Parking, Public Transit, Rec./Community Centre, Schools, Shopping Nearby, Trails, Other**
 Topography: **Flat** Fronting On: **East**
 Restrictions: **None** Exposure: **West**

Interior

Interior Feat: **Water Heater Owned, Other**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Cooling: **None**
 Heating: **Forced Air, Gas**
 Inclusions: **Dishwasher, Refrigerator, Stove**
 Exclusions: **All tenant possessions**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **pt lt 141 e/s cock st, 143 e/s cock st pl brooke pt 2 & 19, 16R202; s/t R129873; Owen Sound, ON**
 Zoning: **r1** Survey: **Unknown/**
 Assess Val/Year: **\$172,000/2024** Hold Over Days:
 PIN: **370460029** PIN 2:
 ROLL: **425902000920112** Occupant Type: **Tenant**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **08/30/2024**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Living Room	Main	16' 2" X 11' 10"	4.93 X 3.61	
Dining Room	Main	11' 5" X 9' 1"	3.48 X 2.77	
Kitchen	Main	15' 7" X 11' 6"	4.75 X 3.51	
Bathroom	Second			4-Piece
Bedroom	Second	8' 5" X 13' 4"	2.57 X 4.06	
Bedroom	Second	8' 10" X 9' 11"	2.69 X 3.02	
Bedroom	Second	8' 10" X 10' 11"	2.69 X 3.33	
Bedroom Primary	Second	12' 4" X 10' 11"	3.76 X 3.33	

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

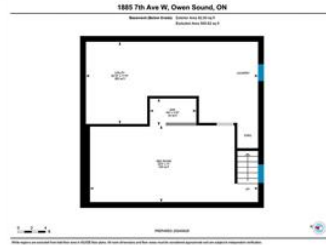
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Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Date:
 Information Statement:

Level:

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