

All Photos View

MLS® 21024381

Price: \$499,900

Address:

275 CHRISTINE





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Cross Property Client Full



MLS®#: **21024381**
 Status: **Active**
 Major Area: **Windsor-Essex**
 Trans. Type: **Sale**
 Legal Description: **CON 1 EBR PT LT 2 12R20898 PT 6 IRREG**
 Address: **275 CHRISTINE**
 City/Town/Munic: **Belle River, Ontario NOR 1A0**
 Side of Road: **East**
 Nearest Cross St: **ST. PETER**
 Nearest Town:
 Area/Property Known As:
 Property Size: **57.91 x 129.56**
 Acreage:
 Zoning: **RES**
 Possession: **30-60 DAYS**

List Price: **\$499,900.00**
 Property Type: **Residential**
 District: **80**
 Sub-District: **82**
 Approx Sq Ft: **1,290**
 Sq Ft Source:
 Occupancy: **Seller**

Next OH: **Public: Sun Dec 19, 2:00PM-4:00PM**

Remarks: **EXCEPTIONAL QUALITY OF MATERIAL & WORKMANSHIP IN THIS B.K. CORNERSTONE BUILT R-RANCH, IN BEAUTIFUL BELLE RIVER. FEATURES INCLUDE: HRWD FLRG, CHERRY KITCHEN CABINETRY W/GRANITE COUNTER TOPS, 5 LRG BDRMS, 2 FULL BATHS, FINISHED FAM RM IN LWR LVL W/GAS FIREPLACE. TOO MANY AMENITIES TO LIST.**

Year Built: **2004/Approximate**

Approx Taxes/Year: **\$3189.06/2021**

Interior Features

Basement: **Full** Basement Development: **Finished**
 Heating/Cooling: **Central Air Conditioning, Forced Air, Heat Recovery Ventilation (HRV)** Heating Fuel: **Natural Gas**
 Flooring: **Ceramic or Porcelain, Hardwood or Engineered Hrwd, Laminate**
 Fireplace Type: **Insert** Fireplace Fuel: **Gas** #: **1**
 2nd Fireplace Type: 2nd Fireplace Fuel: #:
 HWT - Type: **Gas**
 Rental Equipment: **Hot Water Tank**
 # of Bedrooms: **2+3** Total Bathrooms: **2.0** #R-In Bathrooms: Ensuite:
 Appliances Included: **Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**
 Indoor Features: **C/Vac Attachments, Grade Entrance, Walk-In Closet**

Rooms

<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>	<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>	<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>
M	Foyer		M	Living Room		M	Kitchen	
M	Eating Area		M	Primary Bedroom		M	Bedroom	
2	Family Room / Fireplace		2	Bedroom		2	Bedroom	
2	Bedroom		B	Laundry		M	4 Pc. Bathroom	
M	3 Pc. Bathroom							

Exterior Features

Type of Dwelling: **Raised Ranch** Parking Type (Garage): **Double Garage, Attached Garage, Automatic Garage Door Opener**
 Attachment Style: **Detached**
 Driveway: **Concrete Drive**
 Exterior Finish: **Aluminum/Vinyl, Brick**
 Roof Material: **Asphalt Shingle** Foundation: **Concrete**
 Site Influences: **Landscaped, Sundeck**
 Outdoor Features: **Barbecue, Underground Sprinkler System**
 Waterfront:
 Utility Water/Avail: **Municipal Water/Connected** Water Features: **Outdoor Hot Tub**
 Utility Sewer/Avail: **Sanitary/Connected**

Inclusions/Exclusions

Inclusions: **APPLIANCES, BBQ**

Miscellaneous

Rental Income: Garbage Pickup Provided: UFFI: Accessibility:
 SPIS: Retrofit Certificates: Survey Avail: Work Order:
 Mobile/Leased Land Fees: Mortgage: Local Improve:
 Listing Brokerage Office: **CHRIS GIRARD REALTY LTD - 160**

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