Cross Property Client Full

119 RIVER STREET **Residential/Single Family/For Sale** **Price: $345,000.00**
Campbellford, ON K0L 1L0 **Active**
Northumberland County/Trent Hills/Campbellford

MLS®#:	**166247**		
List Date:	**03-Dec-2018**	Bedrooms (AG/BG):	**5** (**5**/**0**)
		Bathrooms (F/H):	**2** (**2**/**0**
Type:	**Detached**		
Style:	**2 Storey**		
Sqft Above Grade:	**1,643**	Sqft Below Grade:	**627**
Sq Ft Finished		Sq Ft. Unfinished	
Sq Ft Source:	**Public Records**		
New Construction:	**No**	# Rooms:	**14**
Title/Ownership:	**Freehold**	Recreational:	**No**
Fronting On:	**South**	Year Built/Desc:	**1880**/**Unknown**
Lot Front:	**82.61**	Lot Depth:	**66.00**
Road Access Fee:		Lot Size/Acres:	**Under .5 Acre**/
Access:	**Municipal road, Year Round**		
Driveway Spaces/Type:	**4**/**Private Double Wide**/**Gravel**		
Waterfront:	**No**	WF Exposure:	

Public Remarks: **Incredible home in Campbellford with a great layout for a multi-generational family! 3 bed, 2 bath home with an attached 2 bed, 1 bath in-law suite. Living room with pocket doors, & pine plank flooring. Dining room with pine plank flooring & walk-out to rear screened in porch. Kitchen with rolling island, leading to the side entrance/breezeway which leads to the in-law suite. Bright & sunny office with unique tin ceiling. 2 piece washroom on the main level for guests. The second floor houses 3 good sized bedrooms & a large 4 piece washroom with adjoining 2nd floor laundry & storage room. The attached in-law suite with separate natural gas fireplace is set up to be wheelchair accessible with oversized doorways (except a few steps up to kitchen and washroom). Has shared access to the rear screened in porch and the side entrance foyer/breezeway. Attached 24'x8' workshop with stairs to the 24'x36' loft area. Ask Listing Realtor for a list of upgrades.**

Directions: **From downtown Campbellford: Head east on Bridge Street. Follow to the top of the hill and turn right on Center St. Turn right on River Street. Property on left side. Sign on.**

Interior Features

Interior Features:	**In-Law Suite, Washer/Dryer Hookup**		
Basement:	**Partial Basement/Unfinished/**	Fireplace:	**Natural Gas**
Heat Primary/Sec:	**Forced Air-Gas/**		
HVAC:	**Central Air**	Foundation:	**Stone**
Under Contract $:	**$30.00**	UFFI:	Furnace Age:
Under Contract/Rental Items:	**Hot Water Tank**		Plumbing Age:

Exterior Features

Add'l Monthly Fees:		Exposure:	Pool:	**None**	
Lot Shape:	**Rectangular**	Lot Irregularities:			FH Common Fee:
Exterior Finish:	**Brick**				
Restrictions:	**Other**				
Services:	**Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**				
Topography:	**Flat**		Alternative Power:		
Roofing:	**Metal**		Yr Roof Surface Replaced:		
Water/Supply Type:	**Municipal-Metered/**		Sewage:	**Municipal Sewers**	
Site Influences	**Park, Place of Worship, Playground Nearby, Schools, Shopping Nearby, Other (see remarks)**				

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer, Window Coverings All Electric Light fixtures & ceiling fans, pine cupboard in side foyer.**

Exclusions: **Personal belongings.**

Tax Information

Roll#:	**143510004018700**	Local Improve Fee/Comments /			
Pin#:	**511980303**	Zoning:	**R1**	Taxes/Year:	**$2,542**/**2018**
Assessment $/Year:	**$179,000/2018**	Survey/Year:	**No**	Survey Type:	
Legal Description:	**PT LT 9 BLK J BOOTH ST PL 112 CAMPBELLFORD AS IN CL140019 EXCEPT THE EASEMENT THEREIN; TRENT HILLS**				

Rooms

Room	Level	Dimensions	Features
Living Room	M	**11'10"x14'9"**	
Dining Room	M	**11'10"x14'9"**	
Kitchen	M	**11'0"x11'9"**	
Office	M	**7'7"x14'2"**	
Master Bedroom	2	**11'2"x12'5"**	
Bedroom	2	**9'5"x10'11"**	
Bedroom	2	**9'8"x10'10"**	
Bathroom	2	**9'11"x6'7"**	**4-Piece**
Laundry Room	2	**5'5"x10'7"**	
Living Room	M	**11'3"x13'10"**	
Kitchen	M	**8'0"x14'2"**	
Bathroom	M	**5'2"x4'5"**	**3-Piece**
Bedroom	M	**11'8"x11'3"**	
Bedroom	M	**9'6"x12'2"**	

Realty Executives Alison Ltd. Brokerage 022

Client Full Report **Date Printed: 12/03/2018**

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