

776 WINDHAM ROAD 10 Delhi				MLS# 23078	
District	Haldimand-Norfolk		Status	Active	
Sub District	HN Haldimand-Norfolk UU		List Price	\$279,999	
City/Town	Delhi		Sale Price		
Type	Detached		Sale Date		
Zoning					
Postal Code	N4B 2W5				
Possession	TBA				
Possn. Date					
Taxes	\$2,800.00 (2009)		Uncon Date		
			Days on Mkt.	0	
Style	Raised Bungalow		Mthly Assmt		
Exterior	Brick,Vinyl		Year Built	1992	
Bedrooms	3/1		Sqft Abv Gr	1,460	
Bathrooms	1/1		Urban/Rural	Rural	
Ensuite					
Heat Source	Natural Gas		Heat/Cool	Central Air,Forced Air,He...	
UFFI	Not Installed		Roof	Asphalt Shingle	
Clear Height					
Foundation	Concrete Block,Concrete P...				
Basement	Full,Fully Finished				
Construction	Wood Frame,Windows - vinyl				
Fireplaces					
Floors	Bsmt.	Main	2nd	Other	
Fin. Sqft					
Entrance		9'8x21'9			
Living		12'11x13'10			
Dining		12'2x9'9			
Kitchen		10'9x11'5			
Mast BR		14x13'6			
Bathroom	3pc	5pc			
Bedroom	10'7x16'4	10'2x10'6			
Bedroom		8'3x10'2			
Laundry	8'10x9'8				
Rec Rm	20'11x23'9				
Utility	9'3x8'11				
        					
Lot Acres	0.63	Lot Width (ft)	250	Power	200
Lot Sqft	27,443	Lot Depth (ft)		Hydro Cost	
Road Side	S	Shape	Pie		
Garage Size	2 Car		Garage Type	Attached	
Driveway Size	Triple+		Driveway Type	Gravel	
			Water	Well - drilled	
			Waste	Septic	
Appliances/Equip	Air Cleaner,Appliances Negotiable,Central Vac,Garage Door Opener,Range Hood,Smoke Detector,Sump Pump,Water Softener,TV Antennae				
Interior Feat.					
Exterior Feat.	Deck,Patio,Storage Shed				
Services	Cable TV,Electricity,Natural Gas,Phone				
Mthly fee incl.					
Site Influences	Quiet Area,Road - paved,Stream/River				
Holdover		Financing	Clear	Title	Freehold
Esc. Clause		SPIS	Yes	Tax Roll	
Legal desc.	Wdm Con 10 Pt Lot 14 RP27R5776 Part 1 91 Sev From 430.00 Norfolk County				
Listed By	ACME REALTY INC.				
<p><b>Raised ranch in quiet rural setting - basement is finished, including a 3 piece bath. HRV, central air, central vac, high efficiency gas furnace, water softener and water conditioner are already in place. Laminate, ceramic, and carpet flooring. Oak kitchen with island. Jacuzzi tub in bathroom upstairs. Included are leather sofa, loveseat and chair, all windows blinds, plus riding lawnmower. Lots of storage space. Garage has two doors plus room for a third door or a shop. Garage has it's own F.A. gas heater. New forty year shingles in Aug/08. Seller is a Registered Real Estate Salesperson.</b></p>					

This listing information is provided to you by **MARTIN DENIS SARKISSIAN** Broker of Record  
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