

42 BALVINA Drive, Goderich, Ontario N7A 4L2

Client Full
Active / Residential

42 BALVINA Dr Goderich

Listing ID: 40624900
Price: **\$609,900**



Huron/Goderich Town/Goderich Town

Bungalow Raised/House

	Beds	Baths	Kitch
Basement		1	
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,900**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **950/Other**
 BG Fin SF: **950/Other**
 DOM: **3**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,980.00/2024**

Remarks/Directions

Public Rmks: **Nestled in a family-friendly neighbourhood close to schools and the YMCA, this charming 3 bedroom, 1.5 bathroom brick bungalow is the perfect place to call home. As you pull up to the home you'll appreciate the charming curb appeal the home offers with large mature trees and inviting gardens, & sprawling asphalt laneway & the attached 16' x 28' garage. Step inside the home and experience the functional main floor, which features three bedrooms, eat-in kitchen which is opened to the main floor living room as well as patio access to the back deck. Head down to the fully finished basement where you'll find a large rec. room with gas fireplace with French doors leading to another large bonus room which could be whatever you desire, you'll also find the utility room equipped with a water purification system as well as a bathroom with laundry. The charming backyard is one of the highlights of the property with a nice blend of deck & green space. The property's convenient location offers easy access to schools, making it a great choice for families with children. Explore the possibilities and make this bungalow your own peaceful retreat in a welcoming and vibrant neighbourhood.**

Directions: **From Bayfield Rd (hwy 21) turn west onto Balvina Drive, to property on North side of the road.**

Exterior

Exterior Feat: **Balcony, Deck(s), Porch, Year Round Living**
 Construct. Material: **Solid Brick**
 Shingles Replaced: **2017** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **2001/Completed / New/Other** Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **16-30 Years**
 Other Structures: **None** Rd Acc Fee:
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway** Winterized: **Fully Winterized**
 Parking Spaces: **5** Driveway Spaces: **4.0** Garage Spaces: **1.0**
 Services: **Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Underground Wiring**
 Water Source: **Municipal-Metered** Water Tmnt: **Water Purification** Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **/** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **65.00** Lot Depth (Ft): **87.00** Lot Shape: **Irregular**
 Location: **Urban** Lot Irregularities:
 Area Influences: **Ample Parking, Beach, Dog Park, Hospital, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails**
 Topography: **Dry, Flat, Level** Fronting On: **North**
 Restrictions: **Easement** Exposure: **South**

Interior

Interior Feat: **Air Exchanger, Central Vacuum, Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Up**
 Laundry Feat: **In Basement**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Natural Gas, Rec Room** FP Stove Op: **Yes**
 Under Contract: **HWT-Gas** Contract Cost/Mo:
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Freezer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Electric Age: **2001** Plumbing Age: **2001** Furnished:
 Furnace Age: **2001** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 13 PL 603 TOWN OF GODERICH; S/T R254310**
 Zoning: **R1** Survey: **None/**
 Assess Val/Year: **\$239,000/2024** Hold Over Days:
 PIN: **413660062** Occupant Type: **Vacant**
 ROLL: **402804127009300**
 Possession/Date: **Immediate/** Deposit: **10000**

Brokerage Information

List Date: **07/26/2024**
 List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)** 

Source Board: REALTORS® Association of Grey Bruce Owen Sound
 Prepared By: Cory Hamilton, Broker
 Date Prepared: 07/29/2024

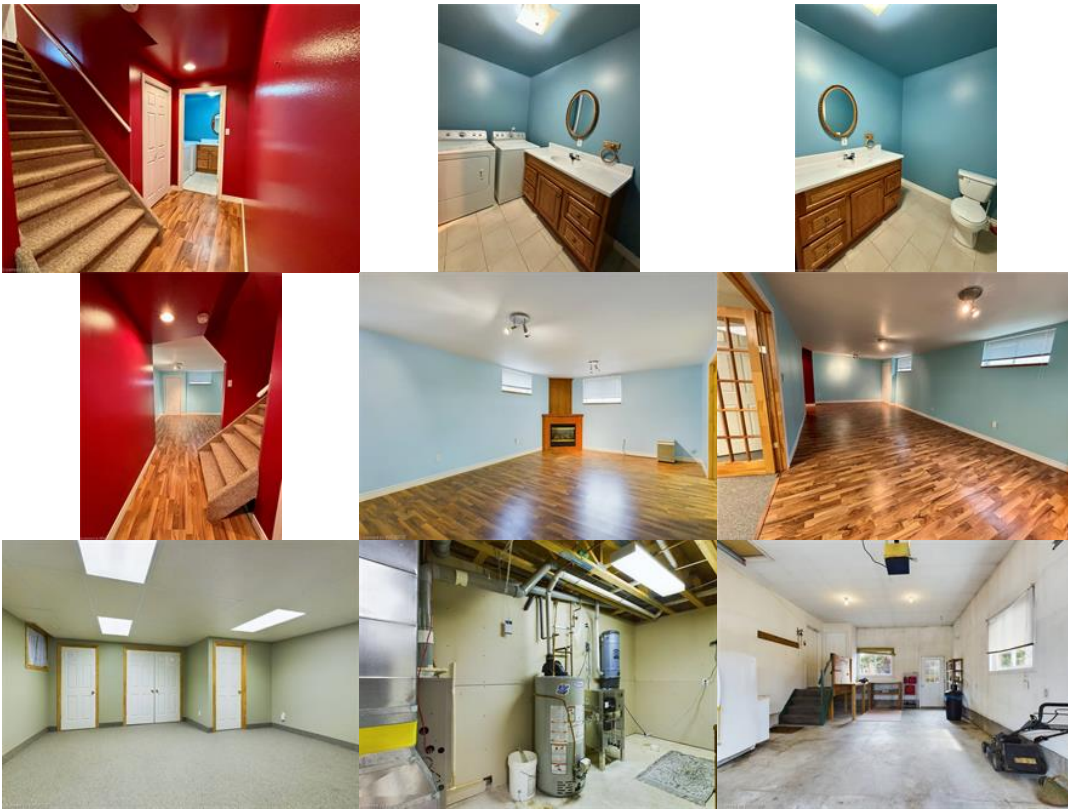
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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom Primary	Main	13' 0" X 10' 0"	3.96 X 3.05	
Bedroom	Main	11' 0" X 8' 2"	3.35 X 2.49	
Bedroom	Main	13' 0" X 9' 1"	3.96 X 2.77	
Bathroom	Main	9' 1" X 5' 0"	2.77 X 1.52	4-Piece
Kitchen/Dining Room	Main	17' 0" X 15' 6"	5.18 X 4.72	
Living Room	Main	15' 0" X 12' 0"	4.57 X 3.66	
Recreation Room	Basement	27' 1" X 13' 0"	8.25 X 3.96	
Bonus Room	Basement	19' 0" X 17' 10"	5.79 X 5.44	
Utility Room	Basement	15' 6" X 8' 0"	4.72 X 2.44	
Bathroom	Basement	9' 2" X 6' 0"	2.79 X 1.83	2-Piece, Laundry

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