

# 171 VICTORIA Street, Clinton, Ontario N0M 1L0

Client Full  
**Active / Residential**

**171 VICTORIA St Clinton**

Listing ID: 40617396

Price: **\$464,900**



## Huron/Central Huron/Clinton

### 2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,520**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,520/LBO provide**  
 DOM: **4**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,326.73/2023**

### Remarks/Directions

Public Rmks: **Welcome to 171 Victoria Street, Clinton. This charming 1520 sq.ft 2-storey home bursting with character! As soon as you step inside, you'll be captivated by the vintage charm that fills every room. From the detailed trim to the stained glass transom windows, you will truly appreciate this home's extensive detail. The living and dining room feature beautiful hardwood floors, adding warmth and elegance to the space. The foyer is spacious and flooded with natural light, creating a welcoming atmosphere. The kitchen is a true highlight, with its vertical plank wainscoting and stained glass window adding a touch of elegance. With plenty of cabinet space, your culinary skills have plenty of room to flourish. Convenience is key, and this home delivers with a 3-piece bathroom on the main floor, perfect for guests. Plus, there's a mudroom at the rear, providing ample storage space for all your belongings. Upstairs, you'll find three spacious bedrooms, each with its own closet, offering comfort and privacy. The 4-piece bathroom boasts a large vanity, and the second-floor laundry makes chores a breeze. Outside, the large fenced corner lot is a dream come true. It offers plenty of space for outdoor activities and entertaining. You'll also find two garden sheds, perfect for storing tools and equipment. And let's not forget the playset, a haven for the kids to enjoy endless hours of fun. This property truly has it all - vintage charm, ample space, and a fantastic location. Don't miss out on the opportunity to make this house your home sweet home!**

Directions: **From Victoria turn left onto Kirk Street - driveway found on left hand side.**

### Exterior

Construct. Material: <b>Wood</b>	Foundation: <b>Stone</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced: //		Prop Attached: <b>Detached</b>
Year/Desc/Source: //		Apx Age: <b>100+ Years</b>
Garage & Parking: <b>Private Drive Single Wide</b>		
Parking Spaces: <b>3</b>	Driveway Spaces: <b>3.0</b>	Garage Spaces: <b>Sewer (Municipal)</b>
Water Source: <b>Municipal</b>	Water Tmnt: <b>&lt; 0.5</b>	Sewer: <b>Sewer (Municipal)</b>
Lot Size Area/Units: /	Acres Range: <b>&lt; 0.5</b>	Acres Rent: <b>&lt; 0.5</b>
Lot Front (Ft): <b>106.00</b>	Lot Depth (Ft): <b>0.00</b>	Lot Shape: <b>&lt; 0.5</b>
Location: <b>Urban</b>	Lot Irregularities: <b>&lt; 0.5</b>	Land Lse Fee: <b>&lt; 0.5</b>
Area Influences: <b>Downtown, Golf, Hospital, Landscaped, Library, Place of Worship, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby</b>		
Topography: <b>East</b>		Fronting On: <b>East</b>

### Interior

Interior Feat: <b>Ceiling Fans</b>	Basement Fin: <b>Unfinished</b>	
Basement: <b>Full Basement</b>		
Laundry Feat: <b>In Bathroom, Upper Level</b>		
Cooling: <b>None</b>		
Heating: <b>Gas Hot Water</b>		
Under Contract: <b>HWT-Gas</b>		Contract Cost/Mo: <b>&lt; 0.5</b>
Inclusions: <b>Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer</b>		

### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee: <b>&lt; 0.5</b>
Legal Desc: <b>LT 102 PL 339 CLINTON; PT LT 109 PL 339 CLINTON AS IN R184876; MUNICIPALITY OF CENTRAL HURON</b>	Survey: <b>Unknown/</b>
Zoning: <b>R1</b>	Hold Over Days: <b>&lt; 0.5</b>
Assess Val/Year: <b>\$153,000/2022</b>	Occupant Type: <b>Owner</b>
PIN: <b>411730070</b>	
ROLL: <b>403026001700700</b>	
Possession/Date: <b>Flexible/</b>	Deposit: <b>5000</b>

### Brokerage Information

List Date: **07/08/2024**  
 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: 07/12/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	9' 4" X 13' 4"	2.84 X 4.06	
Kitchen	Main	15' 0" X 10' 1"	4.57 X 3.07	
Dining Room	Main	14' 3" X 11' 2"	4.34 X 3.40	
Living Room	Main	15' 10" X 13' 3"	4.83 X 4.04	
Mud Room	Main	8' 3" X 12' 5"	2.51 X 3.78	
<b>Desc: Electric Heated Floor</b>				
Bathroom	Main	5' 6" X 7' 5"	1.68 X 2.26	3-Piece
Bathroom	Second	12' 8" X 7' 6"	3.86 X 2.29	4-Piece
<b>Desc: Bathroom/Laundry</b>				
Bedroom	Second	15' 10" X 13' 3"	4.83 X 4.04	
Bedroom	Second	15' 0" X 10' 1"	4.57 X 3.07	
Bedroom	Second	9' 4" X 13' 4"	2.84 X 4.06	

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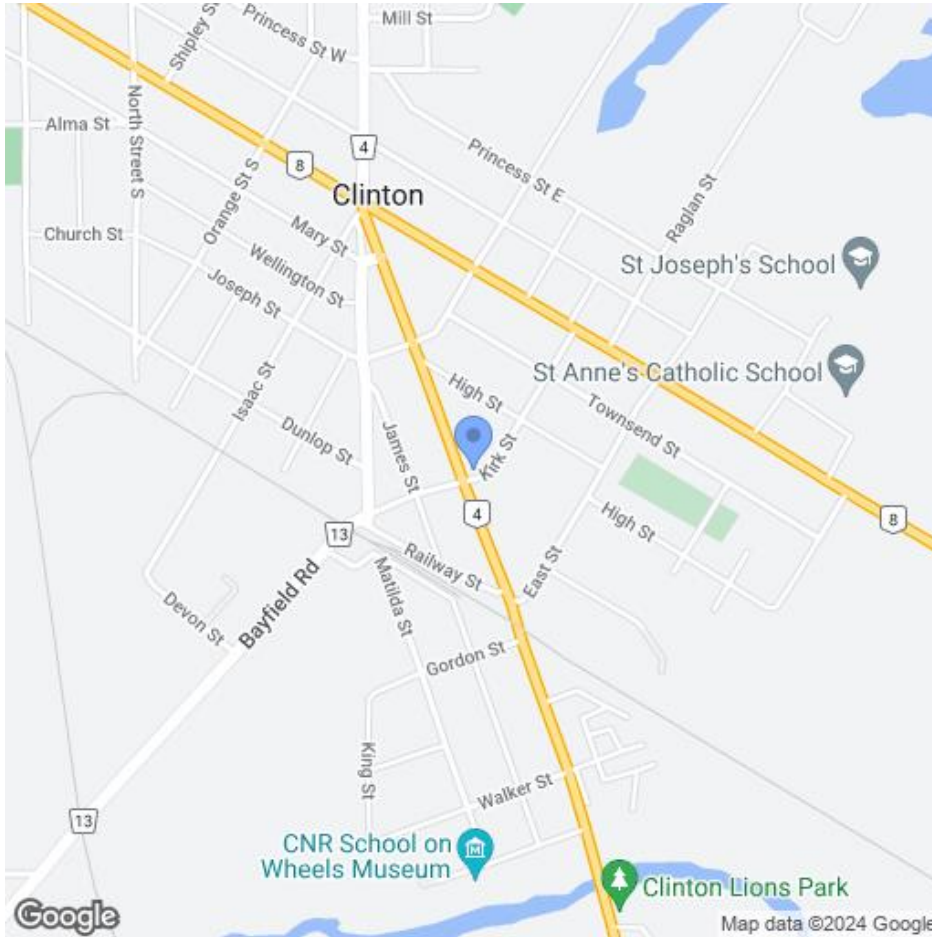








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