

44 GREEN BAY Road, Tichborne, Ontario K0H 2V0

Listing

Client Full
Active / Residential

44 GREEN BAY Rd Tichborne

MLS®#: 40299241
 Price: **\$469,000**



Frontenac/Frontenac/47 - Frontenac South Bungalow/House

	Beds	Baths	Kitch
Lower	1		
Main	2	2	1

Beds: **3 (2 + 1)**
 Baths: **2 (1 + 1)**
 SF Fin Total: **1,875/Other**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,875.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,677/2022**

Remarks/Directions

Public Rmks: Opportunity to own a 13.7 acre hobby farm! This property is located close to Burrigge Lake and just a few minutes west of the beautiful village of Westport. There are several outbuildings including a 36'x150' workshop/barn, a 2-car detached garage, 2 smaller barns, double corn crib with roof and a sugar shack. The bungalow on this property is approximately 1800 sq.ft. is a solid home but in need of some updating. The home has 2 bedrooms on the main floor, a 3pc bath, a laundry room with a whirlpool tub and sink, a living room, kitchen, dining room and huge family room. The basement area is partly developed with a bedroom, an office and a storage room. The undeveloped portion includes a large utility room with a walkout to the side yard. Under the family room is a 5 foot crawl space that is being used for firewood storage. A good amount of this acreage is pasture land currently but could be changed to suit your needs. The property is serviced by a dug well and septic system and is being sold "as is".

Directions: Westport Road to Burrigge Road, left on Green Bay Road, property on right at #44

Common Elements

Locker: Balcony:

Exterior

Exterior Feat: **Deck(s), Fishing, Storage Buildings, TV Tower/Antenna, Year Round Living**
 Construct. Material: **Vinyl Siding** Foundation: **Concrete Block** Roof: **Asphalt Shingle**
 Shingles Replaced: Foundation: **Concrete Block** Prop Attached: **Detached**
 Year/Desc/Source: **1966//Owner** Apx Age: **51-99 Years**
 Property Access: **Municipal Road, Paved Road** Rd Acc Fee: **Fully Winterized**
 Other Structures: **Barn, Shed, Storage, Workshop, Other** Winterized: **Fully Winterized**
 Pool Features: **None**
 Garage & Parking: **Detached Garage//Outside/Surface/Open, Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone**
 Water Source: **Dug Well** Water Tmnt: **None** Sewer: **Septic**
 Lot Size Area/Units: **13.700/Acres** Acres Range: **10-24.99** Acres Rent:
 Lot Front (Ft): **781.00** Lot Depth (Ft): **Irregular**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Beach, Hobby Farm, School Bus Route**
 View: **Forest, Meadow, Pasture, Trees/Woods** Retire Com:
 Topography: **Hilly, Rolling, Wooded/Treed** Fronting On: **North**
 Restrictions: Exposure: **South**

Interior

Interior Feat: **Water Heater Owned**
 Basement: **Partial Basement** Basement Fin: **Partially Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **In Bathroom, Main Level**
 Cooling: **None**
 Heating: **Combo Furnace, Electric Hot Water, Fireplace, Forced Air, Oil Forced Air, Propane, Wood**
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Negotiable**
 Exclusions: **All maple syrup equipment**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 22, CON 7, PT 1, 13R20505 ; BEDFORD TOWNSHIP OF SOUTH FRONTENAC**
 Zoning: **RU** Survey: **Available/**
 Assess Val/Year: **\$227,000/2016** Hold Over Days:
 PIN: **362400938** Occupant Type: **Vacant**
 ROLL: **102901005023500**
 Possession/Date: **Flexible/** Deposit: **15,000**

Brokerage Information

List Date: **07/22/2022**
 List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**
 Source Board: **KAREA**

Prepared By: Tammy Gurr, Broker

Date Prepared: 07/22/2022

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