

# All Photos View

MLS® 20011110

Price: \$289,900

Address:

1223 COUNTY RD 22







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# Cross Property Client Full



MLS®#: **20011110**  
 Status: **Active**  
 Major Area: **Windsor-Essex**  
 Trans. Type: **Sale**  
 Legal Description: **CON EPR N PT LT 2, CORNER**  
 Address: **1223 COUNTY RD 22**  
 City/Town/Munic: **Lakeshore, Ontario NOR 1A0**  
 Side of Road: **South**  
 Nearest Cross St: **DUBOIS**  
 Nearest Town: **EMERYVILLE**  
 Area/Property Known As:  
 Property Size: **84 x 148.94**  
 Acreage:  
 Zoning: **RES**  
 Possession: **OCT 23, 2020**

List Price: **\$289,900.00**  
 Property Type: **Residential**  
 District: **60**  
 Sub-District: **62**

Approx Sq Ft:  
 Occupancy: **Seller**

Next OH: **Public: Sun Aug 30, 1:00PM-3:00PM**

Remarks: **FANTASTIC RANCH ON HUGE 84' X 148' CORNER LOT IN EMERYVILLE. WELL MAINTAINED OPEN CONCEPT LAYOUT. LRG ATTACHED GARAGE & FENCED YARD, CLOSE TO SCHOOLS, SHOPPING & RESTAURANTS.**

Year Built: **/Unknown**

Approx Taxes/Year: **\$1744.29/2020**

### Interior Features

Basement:	<b>Crawl Space</b>	Basement Development:	
Heating/Cooling:	<b>Central Air Conditioning, Forced Air</b>	Heating Fuel:	<b>Natural Gas</b>
Flooring:	<b>Cushion/Lino/Vinyl, Laminate</b>	Fireplace Fuel:	#:
Fireplace Type:		2nd Fireplace Fuel:	#:
2nd Fireplace Type:		HWT - Type:	<b>Gas</b>
Hot Water Tank:	<b>Rented</b>	#R-In Bathrooms:	Ensuite:
Rental Equipment:	<b>None</b>		
# of Bedrooms:	<b>2+</b>	Total Bathrooms:	<b>1.0</b>
Appliances Included:	<b>Fridge &amp; Stove, Washer &amp; Dryer</b>		
Indoor Features:			

### Rooms

<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>	<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>	<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>
<b>M</b>	<b>Living Room</b>		<b>M</b>	<b>Kitchen</b>		<b>M</b>	<b>Bedroom</b>	
<b>M</b>	<b>Bedroom</b>		<b>M</b>	<b>Laundry</b>		<b>M</b>	<b>Mudroom</b>	
<b>M</b>	<b>4 Pc. Bathroom</b>							

### Exterior Features

Type of Dwelling:	<b>Ranch</b>	Parking Type (Garage):	<b>Attached Garage, Double Garage</b>
Driveway:	<b>Circular Drive, Paved Drive</b>		
Exterior Finish:	<b>Aluminum/Vinyl</b>	Foundation:	<b>Block</b>
Roof Material:	<b>Asphalt Shingle</b>	Utility Sewer/Avail:	<b>Sanitary/Connected</b>
Site Influences:	<b>Fenced Yard, Shopping Nearby</b>		
Utility Water/Avail:	<b>Municipal Water/Connected</b>		

### Miscellaneous

Rental Income:	Garbage Pickup Provided: <b>Yes</b>	UFFI:	Handicap:
SPIS:	Retrofit Certificates:	Survey Avail:	Work Order:
Mobile/Leased Land Fees:	Mortgage: <b>Treat As Clear</b>		Local Improve: <b>\$191</b>
Listing Brokerage Office:	CHRIS GIRARD REALTY LTD - 160		

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