

## All Photos View

MLS® 20013777

Price: \$489,900

Address:

4468 GRAHAM Sideroad







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## Cross Property Client Full



MLS®#:	<a href="#">20013777</a>	List Price:	<b>\$489,900.00</b>
Status:	<b>Active</b>	Property Type:	<b>Residential</b>
Major Area:	<b>Windsor-Essex</b>	District:	<b>70</b>
Trans. Type:	<b>Sale</b>	Sub-District:	<b>74</b>
Legal Description:	<b>CON 11 PT LT 19 12R12014</b>		
Address:	<b>4468 GRAHAM Sideroad</b>		
City/Town/Munic:	<b>Kingsville, Ontario N0R 1V0</b>		
Side of Road:	<b>East</b>		
Nearest Cross St:	<b>COUNTY RD 8</b>		
Nearest Town:	<b>ESSEX</b>		
Area/Property Known As:			
Property Size:	<b>100 x 200</b>	Approx Sq Ft:	
Acreage:		Occupancy:	<b>Seller</b>
Zoning:	<b>RES</b>		
Possession:	<b>90 DAYS</b>		

Remarks: **BEAUTIFUL & UNIQUE, RANCH IN THE COUNTY, SURROUNDED BY FIELDS WITH NO DIRECT NEIGHBOURS. FEATURES INCLUDE HRWD & CERAMIC FLRG, 3PC ENSUITE BATH, EARTH WATER FURNACE (2009), 2 CAR ATTACHED GARAGE & A FULL BSMT READY FOR FINISHING. NEWER SHINGLES (2018) & WNDWS (2017). INCREDIBLE VIEWS FROM THE MANY WNDWS IN THE OPEN CONCEPT GREAT RM & KITCHEN.**

Year Built: **1993**

Approx Taxes/Year: **\$3332.57/2020**

### Interior Features

Basement:	<b>Full</b>	Basement Development:	<b>Unfinished</b>
Heating/Cooling:	<b>Central Air Conditioning, Other, See Remarks</b>	Heating Fuel:	<b>Electric</b>
Flooring:	<b>Carpet Over Hardwood, Ceramic/Porcelain, Hardwood/Engineered Hrwd</b>		
Fireplace Type:		Fireplace Fuel:	#:
2nd Fireplace Type:		2nd Fireplace Fuel:	#:
Hot Water Tank:	<b>Rented</b>	HWT - Type:	<b>Electric</b>
Rental Equipment:	<b>None</b>		
# of Bedrooms:	<b>3+</b>	Total Bathrooms:	<b>2.0</b>
Appliances Included:	<b>Dishwasher, Microwave Range Hood Combo, Washer, Dryer, Fridge &amp; Stove</b>		
Indoor Features:		#R-In Bathrooms:	<b>Ensuite: Yes</b>

### 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>Kitchen</b>		<b>M</b>	<b>Living Room</b>		<b>M</b>	<b>Eating Area</b>	
<b>M</b>	<b>Master Bedroom</b>		<b>M</b>	<b>Bedroom</b>		<b>M</b>	<b>Bedroom</b>	
<b>M</b>	<b>Laundry</b>		<b>M</b>	<b>4 Pc. Bathroom</b>		<b>M</b>	<b>3 Pc. Ensuite Bathroom</b>	

### Exterior Features

Type of Dwelling:	<b>Ranch</b>	Parking Type (Garage):	<b>Double Garage, Inside Entry</b>
Attachment Style:	<b>Detached</b>		
Driveway:	<b>Front Drive</b>		
Exterior Finish:	<b>Aluminum/Vinyl</b>		
Roof Material:	<b>Asphalt Shingle</b>	Foundation:	<b>Concrete</b>
Site Influences:	<b>Sundeck</b>		
Outdoor Features:	<b>Storage Shed</b>		
Utility Water/Avail:	<b>Municipal Water/Connected</b>	Utility Sewer/Avail:	<b>Septic System/Installed</b>

### Miscellaneous

Rental Income:	Garbage Pickup Provided:	UFFI:	Handicap:
SPIS:	Retrofit Certificates:	Survey Avail:	Work Order:
Mobile/Leased Land Fees:	Mortgage:	<b>Treat As Clear</b>	Local Improve:

Listing Brokerage Office: CHRIS GIRARD REALTY LTD - 160

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