410 HAYES Street, Port McNicoll, Ontario L0R 1R0

Client Full
Active / Residential

410 HAYES St Port McNicoll

MLS®#: 40302075
Price: **$799,000**

Simcoe County/Tay/TA77 - Port Mcnicoll

2 Storey/House

	Beds	Baths	Kitch
Basement		1	
Main		1	1
Second	4	2	

Beds (AG+BG):	**4 (4 + 0)**
Baths (F+H):	**4 (2 + 2)**
SF Fin Total:	**2,017**
AG Fin SF Range:	**2001 to 3000**
AG Fin SF:	**2,017/LBO provided**
DOM/CDOM	**36/87**
Common Interest:	**Freehold/None**
Tax Amt/Yr:	**$3,342.00/2022**

Remarks/Directions

Public Rmks: **This is 410 Hayes Street in the quaint town of Port McNicoll. Warm vibes greet you the minute you step in the door with a vaulted ceiling and a curved stairway. This large in-town lot boasts a newly renovated 4 bedroom, 4 bathroom family home that was recently completed with a large walk out back deck. Situated on a quiet road close to the edge of town and offers plenty of privacy backing onto a lush forest. Enjoy a fully finished basement with a cold cellar and storage room. This home includes a double garage, in town services, natural gas heating, all new appliances and a fully finished basement. A must see.**

Directions: **Talbot St to 5th Ave, Left to Hayes to 410 Hayes.**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat:	**Deck(s), Landscaped, Porch**				
Construct. Material:	**Vinyl Siding**			Roof:	**Asphalt Shingle**
Shingles Replaced:		Foundation:	**Block**	Prop Attached:	**Detached**
Year/Desc/Source:	//			Apx Age:	**31-50 Years**
Other Structures:	**None**			Winterized:	
Pool Features:	**None**				
Garage & Parking:	**Attached Garage//Private Drive Double Wide**				
Parking Spaces:	**5**	Driveway Spaces:	**3.0**	Garage Spaces:	**2.0**
Services:	**Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights**				
Water Source:	**Municipal-Metered**	Water Tmnt:		Sewer:	**Sewer (Municipal)**
Lot Size Area/Units:	**0.380/Acres**	Acres Range:	**< 0.5**	Acres Rent:	
Lot Front (Ft):	**140.00**	Lot Depth (Ft):	**121.00**	Lot Shape:	
Location:	**Urban**	Lot Irregularities:		Land Lse Fee:	
Area Influences:	**Beach, Corner Site, Landscaped, Quiet Area**				
View:	**Trees/Woods**			Retire Com:	
Topography:	**Sloping, Wooded/Treed**			Fronting On:	

Interior

Interior Feat:	**Central Vacuum, Sump Pump**		
Security Feat:	**Smoke Detector(s)**		
Basement:	**Full Basement**	Basement Fin:	**Fully Finished**
Laundry Feat:	**Main Level**		
Cooling:	**Central Air**		
Heating:	**Forced Air, Gas**		
Inclusions:	**Central Vac, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**		

Property Information

Common Elem Fee:	**No**	Local Improvements Fee:	
Legal Desc:	**PT LT 164 N/S HAYES ST PL 558 TAY; LT 165 N/S HAYES ST PL 558 TAY; PT LT 167 N/S HAYES ST, 168 N/S HAYES ST PL 558 TAY PT 1, 2 & 3, 51R5798; TAY**		
Zoning:	**R-2**	Survey:	**Boundary Only/ 1977**
Assess Val/Year:	**$309,000/2022**	Hold Over Days:	
PIN:	**584800252**	Occupant Type:	**Vacant**
ROLL:	**435305000135900**		
Possession/Date:	**1 - 29 Days/**	Deposit:	**5%**

Brokerage Information

List Date: **07/28/2022**

List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**

Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Brittni Korporaal, Employee **Date Prepared: 09/02/2022**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	**Main**			**2-Piece**
Dining Room	**Main**	**15' 11" X 12' 11"**	**4.85 X 3.94**	**2-Piece**
Kitchen	**Main**	**12' 4" X 19' 4"**	**3.76 X 5.89**	
Laundry	**Main**	**8' 10" X 5' 3"**	**2.69 X 1.60**	
Living Room	**Main**	**32' 1" X 12' 7"**	**9.78 X 3.84**	
Primary Ensuite Bathroom	**Second**			**3-Piece, Ensuite**
Bedroom Primary	**Second**	**25' 5" X 13' 9"**	**7.75 X 4.19**	
Bathroom	**Second**			**4-Piece**
Bedroom	**Second**	**10' 0" X 10' 10"**	**3.05 X 3.30**	
Bedroom	**Second**	**11' 3" X 12' 0"**	**3.43 X 3.66**	
Bedroom	**Second**	**11' 9" X 12' 0"**	**3.58 X 3.66**	
Bathroom	**Basement**			**2-Piece**
Recreation Room	**Basement**	**33' 5" X 23' 8"**	**10.19 X 7.21**	

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