



Price: \$259,700	MLS# #: 411048000112307
Status: Active	PID #:
	File #: 2010115893
Legal Descr.: BRUCE CONDO PLAN 6, LEVEL 1, UNIT 7, 383 MCNABB ST. UNIT 114, SOUTHAMPTON (SAUGEEN SHORES)	
Address: 383 MCNABB ST # 114	
City: SOUTHAMPTON, N0H 2L0	
Prop known as: SOUTHAMPTON	
Side of Road:	Major Area: NBC
Lot Size: 55FT X 220FT	District: SS
No# of Feet on Water:	Sub-Dist: SOUT
Approx. Square Feet: 1600-1800 RANGE	Zoning:
Elem Schl:	Occupancy: Vacant
	Sec. School:
List.Date: 03-MAR-2010	Possession: 30 DAYS

Directions 383 McNabb Street, Unit 114.
Show.Instr. Lockbox.

Type: Condominiums	Heating: Electric, Propane, Baseboard	Exterior: Wood
Style: Bungalow	Garage Type: Other	Driveway: Paved, Single
Title to Land: Condominium	Water: Municipal	Foundation/Basement: Concrete, Crawl
Property Size: 0.5 -0.99 Acres	Sewer: Municipal	Features: Fireplace(s), Satellite Dish
Land Features: Landscaped, Wooded/Treed	Services: Electricity, Telephone, Cable	Roof: Metal
Access: Year Round Road Access, Other	Rental Equipm.: None	Flooring: Carpet, Cushion/Tile/Lino
WF Features:		

Inclusions Dishwasher, fridge, stove.
Exclusions
Remarks All measurements are approximate. 2nd largest home on the largest lot in this upscale private community only steps to great beach. Almost 1700 sq.ft. on 1 floor. 4 bedrooms, 2 bathrooms. Huge great room with gas fireplace plus main floor laundry and large eat-in kitchen. Private deck overlooking very private treed backyard. This is a vacant land condo- you own and maintain your own lot and home.

Bedrooms: 4	Sign: Yes	UFFI: UNKNOWN	Garage: No	Gar.Details:
Bathrooms: 2 \	Lockbox: Yes	SPIS: No	Water Front:	Water:
Rental Income: POTENTIAL	Road: Private	GST: Unknown	Survey: YES	
Building Age: 1990	Envir.:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13.6X30	MAIN FLOOR	BEDROOM	10X12
MAIN FLOOR	KITCHEN	10X14	MAIN FLOOR	LAUNDRY	10X14
MAIN FLOOR	MASTER BEDROOM	12.6X11	MAIN FLOOR	BATH (# pieces 1-6)	4PC
MAIN FLOOR	BEDROOM	12.6X11	MAIN FLOOR	BATH (# pieces 1-6)	3PC
MAIN FLOOR	BEDROOM	10X12			

Assessment: **\$141250** Taxes: **\$1715 (2009)** Improvements:

Condo Fee: **182.97** Mobile/Leased Land F:

Seller Name: **JAMES MELDRUM** Home Tel.: Bus.Tel.:
 Seller Name: **DORIS MELDRUM** Home Tel.: Bus.Tel.:

Listing Office: **ROYAL LEPAGE KINCARDINE** Listing Agent: **KEITH BATTLER 519-389-7718** FAX: **(519) 396-6687**
REAL ESTATE Brokerage 519 396-3396

SP: **2.5%**

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