

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$309,000

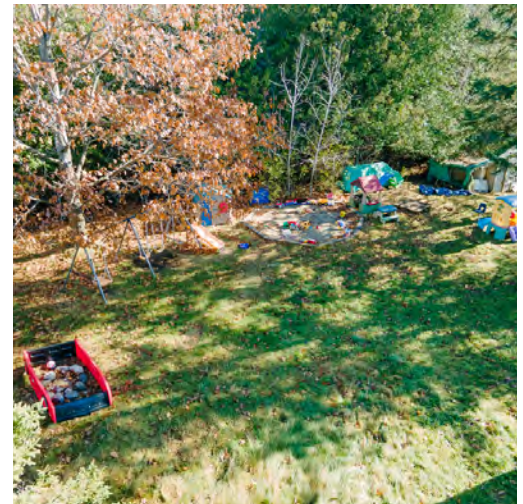
Welcome to

9 Prince Street
Minden Hills







Braden Roberts

Broker



CONTACT DETAILS:

 705-457-9994  braden@troyausten.ca
 705-455-2345  troyausten.ca



Welcome to 9 Prince Street—a charming bungalow that’s ideal as a starter home or investment property. This well-designed, almost 1200-square-foot home offers four spacious bedrooms, a beautifully updated bathroom, and a level yard perfect for outdoor enjoyment. Situated in the heart of Minden, you’re just a short walk away from local amenities, including restaurants, local shops, schools, the LCBO, post office, banks and the Minden river walk. Don’t miss this incredible opportunity to own a property with endless potential. Please note, the property is being sold “as is, where is.”

9 PRINCE Street, Minden Hills, Ontario K0M 2K0

Listing

Client Full
Active / Residential

9 PRINCE St Minden Hills

Listing ID: 40672129
Price: **\$309,000**



Haliburton/Minden Hills/Minden

Bungalow/House

	Beds	Baths	Kitch
Lower	1		
Main	3	1	1

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,192**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,017/LBO provide**
 BG Fin SF: **175**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,173.37/2024**

Remarks/Directions

Public Rmks: **Welcome to 9 Prince Street—a charming bungalow that’s ideal as a starter home or investment property. This well-designed, almost 1200-square-foot home offers four spacious bedrooms, a beautifully updated bathroom, and a level yard perfect for outdoor enjoyment. Situated in the heart of Minden, you’re just a short walk away from local amenities, including restaurants, local shops, schools, the LCBO, post office, banks and the Minden river walk. Don’t miss this incredible opportunity to own a property with endless potential. Please note, the property is being sold “as is, where is.”**

Directions: **ON-35 S to Water Street to Prince Street**

Exterior

Construct. Material: **Vinyl Siding** Foundation: **Concrete Block** Roof: **Metal Detached**
 Shingles Replaced: // Prop Attached: **Detached**
 Year/Desc/Source: // Apx Age: **51-99 Years**
 Property Access: **Municipal Road, Year Round Road** Rd Acc Fee:
 Other Structures: Winterized: **Fully Winterized**
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway** Garage Spaces:
 Parking Spaces: **4** Driveway Spaces: **4.0**
 Services: **Cell Service, Electricity, High Speed Internet, High Speed Internet Avail**
 Water Source: **Municipal** Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Water Tmnt:
 Lot Front (Ft): **100.00** Acres Range: **< 0.5**
 Location: **Urban** Lot Depth (Ft): **100.00**
 Area Influences: **Access to Water, Downtown, Golf, Library, Open Spaces, Park, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Schools** Lot Irregularities:
 Topography: **Flat** Land Lse Fee:
 Restrictions: **Flood Plain** Fronting On: **North**
 School District: **Trillium Lakelands District School Board** Exposure:

Interior

Interior Feat: **None**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **In Basement**
 Cooling: **Window Unit**
 Heating: **Forced Air-Propane**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Stove, Washer, Other**
 Add Inclusions: **TV Wall Mounts, Refrigerator x2, Window AC Unit, Extra Building Materials**
 Exclusions: **Freezer, Furniture, Personal Belongings, Shelving Units, Wall Decor, Bathroom Mirror**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 7 E/S ST. GERMAINS ST PL 1 MINDEN AS IN H255799; MINDEN HILLS**
 Zoning: **R1** Survey: **None/**
 Assess Val/Year: **\$138,000/2024** Hold Over Days:
 PIN: **391960010** PIN 2:
 ROLL: **461603300032200** Occupant Type: **Owner**
 Builder Name: Building Name:
 Possession/Date: **Other/** Deposit: **min 5%**

Brokerage Information

List Date: **11/04/2024**
 List Brokerage: **RE/MAX Professionals North, Brokerage, Haliburton (83 Maple Ave)**

 Source Board: OnePoint - The Lakelands

Rooms

Listing ID: 40672129

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	3' 11" X 11' 3"	1.19 X 3.43	
Kitchen/Dining Room	Main	19' 8" X 9' 11"	5.99 X 3.02	
Living Room	Main	13' 0" X 16' 11"	3.96 X 5.16	
Bedroom	Main	8' 1" X 11' 7"	2.46 X 3.53	
Bedroom	Main	11' 4" X 9' 3"	3.45 X 2.82	
Bedroom	Main	7' 2" X 11' 7"	2.18 X 3.53	
Storage	Main	9' 3" X 7' 8"	2.82 X 2.34	
Bathroom	Main			4-Piece
Bedroom	Lower	18' 6" X 9' 6"	5.64 X 2.90	

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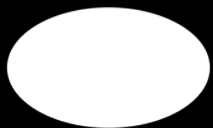
Chattels

Included

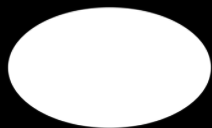
- Dishwasher
- Dryer
- Stove
- Washer
- TV Wall Mounts
- Refrigerator x2
- Window AC Unit
- Extra Building Materials

Excluded

- Freezer
- Furniture
- Personal Belongings
- Shelving Units
- Wall Decor
- Bathroom Mirror



Seller



Buyer

Additional Information

- Hydro Cost: \$300/mon on average
 - Monthly costs are calculated based on a household of six and a home daycare operating on the property; actual costs may vary for new owners.
- Propane Supplier: Budget
- Propane Cost: \$250/month of average on monthly plan
 - Monthly costs are calculated based on a household of six and a home daycare operating on the property; actual costs may vary for new owners.
- Internet Provider: NFTC
- Highspeed Internet Available: Yes
- Cell Service: Yes
- Fully Winterized
- Insurance Company: Commonwell

2023 Utilities - 9 Prince st.

*Please note, these reflect a 6 person household, with a home daycare and a 65gallon aquarium with lighting
 Currently have NFTC internet for \$84/month

	Hydro	Water/Sewage	Date	Propane \$	Rental
Jan	\$248.66	\$497.89	11-15-2023	\$287.73	\$67.80
Feb	\$226.78		12-23-2023	\$390.24	
Mar	\$251.02		02-02-24	\$575.94	
Apr	\$207.41	\$524.67	04-10-2024	\$513.00	
May	\$177.82		Total	\$1,766.91	
June	\$209.08				
July	\$232.70	\$586.72			
Aug	\$243.18				
Sep	\$239.54				
Oct	\$205.66	\$592.56			
Nov	\$199.26				
Dec	\$219.54				
Total	\$2,660.65	\$2,201.84			

*We have not had another delivery yet as of Nov 5 2024, Average is 3 deliveries per season.

*In years previous our average was between 287/350 quarterly.

TOWNSHIP OF MINDEN HILLS

7 MILNE ST PO BOX 359

MINDEN ON K0M 2K0

Phone: (705) 286-1260

Fax: (705) 286-6005

TOWNSHIP OF



QUARTERLY Utilities Invoice

Account #: 001 333220001 001
Service Address: 9 PRINCE ST Mi

Billing Date: 30-Apr-2024 Service From: 01-Jan-2024
Batch #: 2024042901 Service To: 31-Mar-2024

Due Date : 24-May-2024



Make Cheque Payable to
TOWNSHIP OF MINDEN HILLS
Enter Amount Enclosed

Account Balance \$ 529.98

Amount Due \$ 529.98

Please detach and return top portion with payment. Retain bottom portion for your records.

Account #: 001 333220001 001
Service Address: 9 PRINCE ST Mi

Billing Date: 30-Apr-2024 Service From: 01-Jan-2024
Batch #: 2024042901 Service To: 31-Mar-2024

Account Details From: 30-Apr-2024

Code	Description	From	To	Units	Amount
Balance Forward As Of : 30-Apr-2024					143.98
01 MS01	Metered Sewer	01/01/24	31/03/24	1.00	212.00
01 MW01	Metered Water	01/01/24	31/03/24	1.00	174.00
57648933	31/03/24 Current Reading: 3435.00	Est 09/01/24	Prev. Reading: 3385.00	Consumption: 50.00 Cubic Meters	
Current Levy					386.00

IMPORTANT NOTES

Penalty and interest charges are added at the rate of 1.25% per month.
To avoid interest and penalty charges, payment must be received by the due date. Penalty on past due amounts is calculated to the current month only.
Payments can be made by cash, debit, cheque, telephone or internet banking. Please allow 3 to 5 business days for electronic payments (including payments made at financial institutions) to be received by the Township.
IF PAYING BY CHEQUE, PLEASE PUT YOUR 15 DIGIT ACCOUNT NUMBER ON YOUR CHEQUE.
If a receipt is required, please include a self addressed, stamped envelope with your payment.
Failure to receive this bill does not exempt penalty charges from being applied to the account.

Account Balance \$ 529.98

Amount Due \$ 529.98

Due Date : 24-May-2024

Account #: 001 333220001 001

TOWNSHIP OF MINDEN HILLS
7 MILNE ST PO BOX 359
MINDEN ON K0M 2K0
Phone: (705) 286-1260
Fax: (705) 286-6005

ROSCOE, CHRISTOPHER AND ROSCOE, RALPH
PO BOX 125
MINDEN ON K0M 2K0

Each full lot = 3 rods in N⁴ 6 5/8' direction
 and 10 rods in E 6 W' direction
 and contains 1/2 acre.

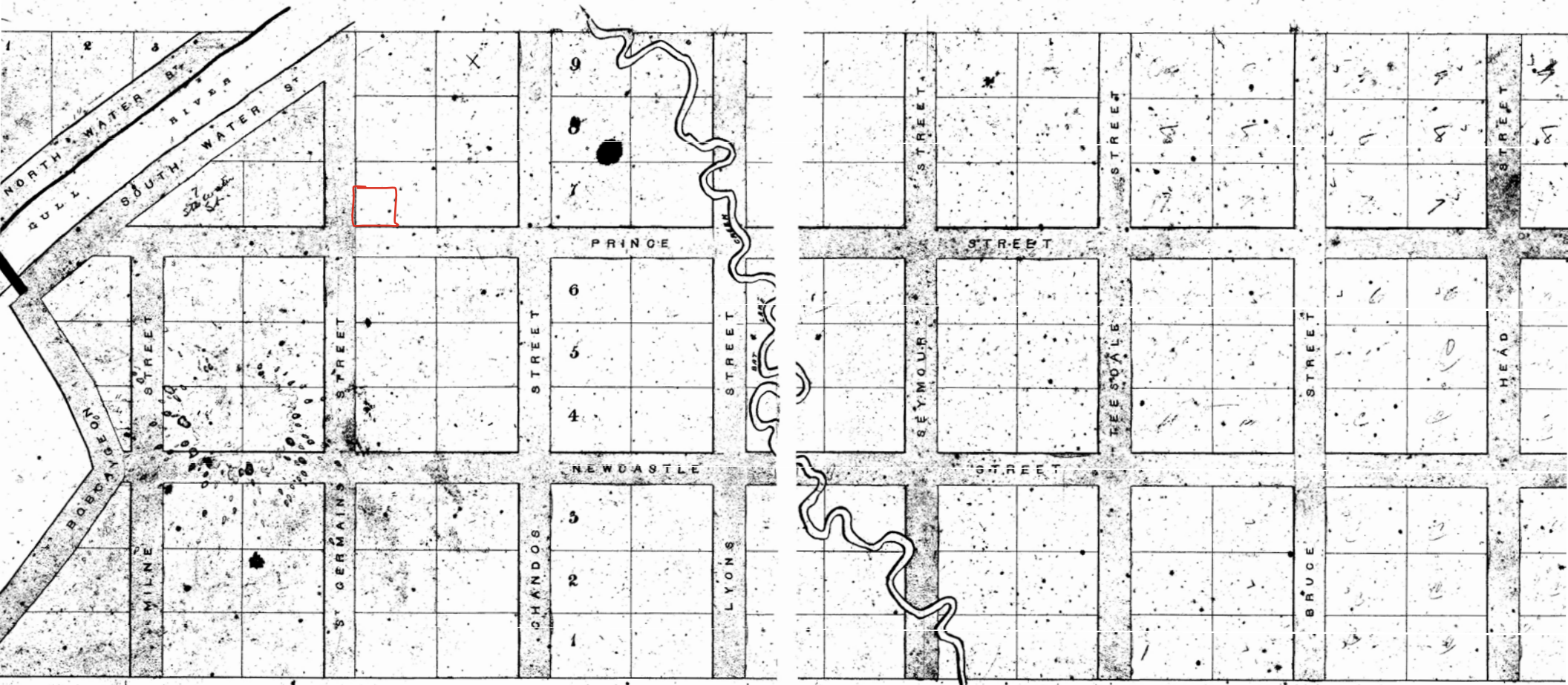
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TOWN LOT OF MINNEN

CERTIFIED TO BE A TRUE COPY OF PLAN
 REGISTERED IN THE REGISTRY OFFICE FOR THE
 REGISTRY DIVISION OF _____

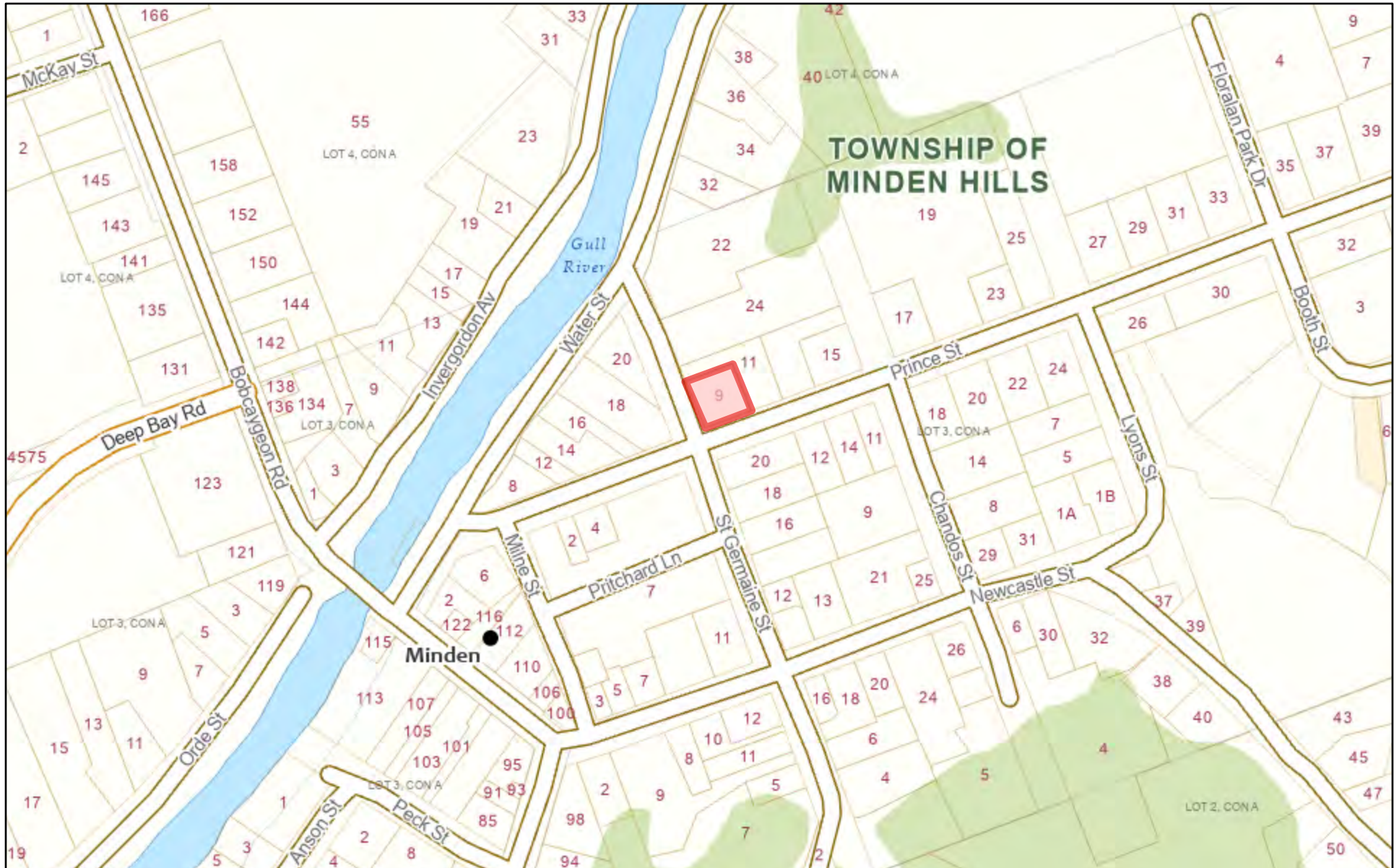
SCALE 2 CM TO AN INCH

DATE _____ REGISTRAR _____



Department of Crown Lands
 Ottawa 24th Sep^r 1866
A. Russell
 Assistant Commissioner

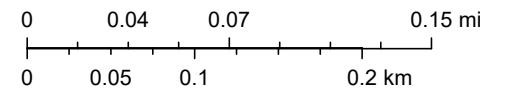
9 Prince St, Minden



February 9, 2024



Scale: 1:4,514



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February 9, 2024

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