

2018-12-04

1599 LAVIGNE ROAD, Hammond KOA 2A0

ML#: 1118268



Status: **Active**
 Dist/Neigh: 607- Clarence-Rockland Twp
 Municipality: Hammond
 Neigh Name: Hammond
 Lot Size: 200 ' x 334.35 '
 Zoning: RU1
 Zoning Desc: RU1
 Legal Desc: CON 7 PT LOT 17 RP50R7300 PART 2

List Price: \$150,000
 Sub Type: Residential
 Fronting: North
 # Acres: 1.630
 IrregSqFt:
 Seasonal:

Directions/Remarks

Directions: Russell Road East towards Bourget, turn left on Bouvier Rd then Left on Lavigne - look for sign third house on right. Two driveway entrances.

Public Remarks: Peacefull 1.63 acres lot - well treed with double mobile home and several outbuildings, all in need of repair but recoverable with the right person, fix them up or just remove and could be an excellent building lot offering lots of privacy set well back from the road. Property has not been lived in for several years and is in need of lots of work. Beautiful quiet country setting in an area dotted with horse farms and estates. Estate sale being sold as is where is - no warrantees.

Property Information

Style:	Detached	Type:	Mobile	Total Beds:	3	Total Baths:	1
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/0
Year Built:	1976/Approx	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Surfaced			#Cover:	2	Total Park:	10
Heat Desc:	Other (See Remarks)			Heat Fuel:	Other (See Remarks)		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	FP Fuel:		
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	Other (See Remarks)			Construction:			
Basement Desc:	Crawl			Basement Dev:	None (No Basement)		
Floor Covering:	Carpet Wall To Wall, Laminate			Fire Retrofit:			
Site Influences:	Above Ground Pool						
Neigh Influences:	Recreation Nearby						
Rental Equip:	NONE						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	16' 6" x 12' 11"	DINRM	Main	12' 11" x 13'	KITCH	Main	17' 3" x 13'	FAMRM	Main	18' 9" x 10' 2"
LAUND	Main	7' 7" x 5' 7"	MBED	Main	14' 3" x 11' 3"	BEDRM	Main	10' 4" x 12' 11"	BEDRM	Main	12' x 10'
DEN	Main	13' 10" x 12' 6"	SOLAR	Main	14' 1" x 6' 8"	FBATH	Main	9' 8" x 5' 1"			

Other Property Information

Assoc/POTL Fee: \$0
 Fee Freq: N/A
 Alt Feature Sheet: <http://www.ericmanherz.com/create-your-peaceful-oasis-on-1-63-quiet-country-acres-1599-lavigne-hammond-for-sale/>
 Addl Images URL: <http://www.ericmanherz.com/pics/1599LavigneG/>

Taxes/Yr: \$1,404.00/2018
 Assmt/Yr:
 Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: 139 SD: SP:
 SRD: