

# Listing X8113490 MLS® Data Information Form



1434 Fallbrook Road  
Tay Valley, ON K0G 1A0  
Residential Freehold - Detached  
For Sale - \$369,900.00 - New

LIFE ESTATE REALTY INC. (416-613-9589)  
BELINDA STARR SCOLLICK, Salesperson,  
Salesperson (905-441-4531)

## Location

ASSESSMENT ROLL # 91191603029300	LOT DEPTH 0
AREA Lanark	LOT SIZE CODE Feet
MUNICIPALITY Tay Valley	LOT IRREGULARITIES irregular shape
FRONTING ON North	ACREAGE .50-1.99
LEGAL DESC. PT LT 21 CON 10 BATHURST AS IN RS36864 ; TWP OF BATH BURG SHERB	DIR./MAIN CROSS STREETS Fallbrook Rd / Bennett Lake Rd
LOT FRONT 122	

## Amounts/Dates

TAXES/YEAR 2400 / 2024	POSSESSION REMARKS TBA
CONTRACT COMMENCEMENT March 4, 2024	HOLDOVER DAYS 180
EXPIRY DATE November 1, 2024	SELLER NAME Lynn Scollick
POSSESSION DATE April 4, 2024	
MORTGAGE COMMENTS TAC	

## Exterior

LINK No	DRIVE PARKING SPACES 8
PARCEL OF TIED LAND No	TOTAL PARKING SPACES 10
ASSIGNMENT No	WATER Well
FRACTIONAL OWNERSHIP No	POOL None
STYLE 2-Storey	SEWERS Septic
EXTERIOR Wood	RETIREMENT COMMUNITY No
GARAGE TYPE Attached	PHYS. HANDICAP-EQUIPPED No
GARAGE PARKING SPACES 2	SPECIAL DESIGNATION Unknown
PARKING/DRIVE Private	

## Interior

# OF ROOMS 9	FIREPLACE/STOVE Yes
# OF BEDROOMS 4	HEAT SOURCE/TYPE Oil / Forced Air
# OF KITCHENS 1	AIR CONDITIONING None
# WASHROOMS/PCS/LVL 1 / 4 / Main	CENTRAL VACUUM No
# WASHROOMS/PCS/LVL 1 / 4 / Main	LAUNDRY LVL Main Level
FAMILY ROOM Yes	ELEVATOR/LIFT No
BASEMENT Unfinished, Other	

## Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1
1	Main	Living Room	4.45m	4.57m	Hardwood Floor
2	Main	Dining Room	3.68m	3.96m	
3	Main	Kitchen	3.81m	4.17m	
4	Main	Family Room	5.79m	9.75m	
5	Main	Den	4.26m	2.98m	
6	Second	Primary Bedroom	5.79m	3.96m	
7	Second	Bedroom	4.26m	3.04m	
8	Second	Bedroom 2	3.65m	4.26m	
9	Second	Bedroom 3	4.26m	2.43m	

## Comments

### REMARKS FOR CLIENTS

Discover the allure of historical charm in the quaint village of Fallbrook! Originally the Kerracker Hotel, this turn-of-the-century home unfolds its rich heritage, once housing livery stables and a general store. Immerse yourself in the past with numerous preserved historical features. This spacious 4-bedroom, 2-bathroom house offers a unique blend of nostalgia and modern living. The allure extends beyond its walls, as Fallbrook captures the essence of a bygone era. Just 10 minutes from Perth, this residence seamlessly balances rural tranquility with proximity to amenities. Endless possibilities await in this charming abode. Whether you envision a cozy family haven, a bed and breakfast, or a unique boutique, the canvas is yours to paint. Embrace the character and potential of this historic gem, where every room tells a story and the future is as promising as its storied past. Your journey into history and homeliness begins here.

### EXTRAS

Owned Oil tank and Hot water tank, new well drilled 200 ft

### INCLUSIONS

All window coverings, All ELF's, Fridge, Stove, Washer, Dryer

### RENTAL ITEMS

none

### REMARKS FOR BROKERAGES

Lock box for easy showings. Please do due diligence regarding taxes, zoning and future potential use. Offers anytime. Submit offers to [info@modernluxuryhomes.ca](mailto:info@modernluxuryhomes.ca)

## Other

LISTING BROKERAGE LIFE ESTATE REALTY INC.	DISTRIBUTE TO INTERNET Yes
SALESPERSON 1 BELINDA STARR SCOLLICK, Salesperson	DISPLAY ADDRESS ON INTERNET Yes
SALESPERSON 1 PHONE 905-441-4531	DISTRIBUTE TO DDF/IDX Yes
CMSN. TO CO-OP. BROKERAGE 2.5	PERMISSION TO CONTACT Yes
SELLER PROP. INFO STATEMENT No	BROKER TO ADVERTISE
ENERGY CERTIFICATE No	APPTS. anytime
GREEN PROP. INFO STATEMENT No	OCCUPANCY Owner
	CONTACT AFTER EXPIRED No

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_