

Listing N12266431 MLS® Data Information



9 Webb Trail
New Tecumseth, ON L0G 1W0
Residential Freehold - Detached
For Sale - \$1,099,900 - New

CENTURY 21 HERITAGE GROUP LTD.
(905-775-5677)
BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

ASSESSMENT ROLL # 432404000118405
PIN# 581691391
AREA Simcoe
MUNICIPALITY New Tecumseth
COMMUNITY Tottenham
FRONTING ON South
LEGAL DESC. LOT 5, PLAN 51M1068 SUBJECT TO AN EASEMENT IN GROSS OVER PT 4 51R40226 AS IN SC1258322 SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC1274841 TOWN OF NEW TECUMSETH

LOT FRONT 49.21
LOT DEPTH 130
LOT SIZE CODE Feet
LOT SIZE SOURCE GeoWarehouse
WATERFRONT YES/NO No
DIR.S 4th Line to McGahey St.
MAIN CROSS STREETS 4th Line & McGahey St

Amounts/Dates

HST APPLICABLE TO SALE PRICE Not Subject to HST
TAXES/YEAR 5842.95 / 2025
ASSESSMENT YEAR 2024
CONTRACT COMMENCEMENT July 7, 2025

EXPIRY DATE September 15, 2025
POSSESSION DATE/TYPE August 20, 2025 / Flexible
HOLDOVER DAYS 90
SELLER NAME DICKSON, JENNIFER JACQUELINE; SRIBALAN, RAVISANKAR

Exterior

LINK No
PARCEL OF TIED LAND No
ASSIGNMENT No
FRACTIONAL OWNERSHIP No
STYLE 2-Storey
EXTERIOR Brick
EXTERIOR FEATS. Porch
FOUNDATION DETAIL Poured Concrete
ROOF Shingles
GARAGE/TYPE Yes / Attached
GARAGE PARKING SPACES 2
DRIVE PARKING SPACES 4
TOTAL PARKING SPACES 6
WATER Municipal
POOL None
SEWERS Sewer

RETIREMENT COMMUNITY No
PHYS. HANDICAP-EQUIPPED No
SPECIAL DESIGNATION Unknown
YEAR BUILT 2017
YEAR BUILT SOURCE MPAC
APPROX. SQUARE FOOTAGE 2500-3000
ABOVE GRADE FINISHED SQFT 2603
ABOVE GRADE FINISHED SQFT SOURCE MPAC
SURVEY TYPE Available
CABLE Available
HYDRO Yes
SEWERS Yes
GAS Yes
MUNICIPAL WATER Yes
TELEPHONE Available

Interior

OF ROOMS 9
OF BEDROOMS 4
OF KITCHENS 1
WASHROOMS/PCS/LVL 1 / 2 / Ground
WASHROOMS/PCS/LVL 1 / 4 / Second
WASHROOMS/PCS/LVL 1 / 5 / Second
INTERIOR FEATS. Water Treatment
FAMILY ROOM/BONUS ROOM Yes
BASEMENT Unfinished

FIREPLACE/STOVE Yes
FIREPLACE FEATS. Natural Gas
OF FIREPLACES 1
HEAT SOURCE/TYPE Gas / Forced Air
AIR CONDITIONING Central Air
LAUNDRY LVL Upper Level
ELEVATOR/LIFT No
UNDER CONTRACT Hot Water Heater

Rooms/Detail

ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1 Ground	Foyer	2.78m	2.4m	Porcelain Floor	Double Closet	
2 Ground	Kitchen	2.98m	4.84m	Porcelain Floor	Quartz Counter	W/O To Yard
3 Ground	Breakfast	2.7m	4.75m	Porcelain Floor	Open Concept	South View
4 Ground	Dining Room	3.01m	5.79m	Hardwood Floor	Crown Moulding	
5 Ground	Great Room	5.44m	3.59m	Hardwood Floor	Pot Lights	Gas Fireplace
6 Second	Primary Bedroom	5.14m	5.46m	Hardwood Floor	Double Closet	5 Pc Ensuite
7 Second	Bedroom 2	3.53m	3.94m	Hardwood Floor	Double Closet	North View
8 Second	Bedroom 3	3.31m	3.35m	Hardwood Floor	Double Closet	North View
9 Second	Bedroom 4	3.31m	3.32m	Hardwood Floor	Double Closet	East View
10 Second	Laundry	2.41m	1.8m	Porcelain Floor	Laundry Sink	
11 Basement	Recreation	5m	5m	Unfinished		
12 Basement	Cold Room/Cantina	1.5m	1.5m			

Comments

REMARKS FOR CLIENTS

Offer Date - July 14, 2025. Welcome to the Bridgeport model, offering 2,603 sq ft of living space on a premium 49 x 131 ft lot in a quiet, sought-after Tottenham neighbourhood. Set on the south side of a low-traffic street, this all-brick home features a double car garage, four-car paved driveway, covered front porch, exterior soffit lighting, and a fenced backyard with mature trees offering added privacy. Inside, you'll find hardwood and tile flooring throughout, along with California shutters on every window. The main floor includes a spacious foyer, formal dining/living room with coffered ceiling, and a separate breakfast area with a window seat. The kitchen is equipped with quartz countertops, a center island with flush breakfast bar, cabinetry with crown and skirt molding, and a custom tile backsplash. A garden door walkout leads to the backyard. The great room features a gas fireplace and upgraded waffle ceiling. A main floor powder room and a mudroom with garage access and separate storage area complete the layout. Upstairs offers four generously sized bedrooms with hardwood floors and double door closets. The primary bedroom includes a tray ceiling, walk-in closet, second closet, and a large ensuite with double sink vanity, framed glass shower, and freestanding tub. A full main bathroom and second-floor laundry add convenience. The unfinished basement includes a rough-in for a bathroom, three above-grade windows, a cold room, tankless water heater, water softener, and central vacuum.

OFFER REMARKS

Offer date - July 14, 2025. 4pm. Direction Attached. Disclosure attached.

INCLUSIONS

Samsung refrigerator with water - as is. Built-in Samsung Microwave. Samsung dishwasher. Samsung stove. Washer & Dryer. Garage Door openers with remote. Furnace - as is

EXCLUSIONS

Nest thermostat. Smart Doorbell. Google Hub (foyer). Exterior garage camera. Christmas lights.

RENTAL ITEMS/UNDER CONTRACT

Tankless Water Heater Vista Services - \$49.95 + HST

Other

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9 Webb Trail, Tottenham – Aerial

