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REALTY
BROKERAGE

A BUYERS GUIDE TO 2321 5TH AVENUE W OWEN SOUND

Welcome to 2321 5th Avenue West, a charming and affordable home in one of Owen Sound's desirable west side neighborhoods. Priced under \$400,000, this 3-bedroom property offers exceptional value with picturesque bay views. Situated on a quiet street, it's a short walk to Kelso Beach, parks, and trails, making it ideal for families, first-time buyers, or those looking to downsize. The main floor has a bright, functional layout, while the lower level offers potential for a nanny or in-law suite with a separate entrance. The private, fenced backyard is perfect for outdoor enjoyment, whether relaxing on the patio or gardening. Don't miss this rare opportunity to own a well-maintained home in a prime location with charm and potential.



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SCAN HERE



— IMPORTANT DETAILS

Property Address: 2321 5th Avenue W, Owen Sound

List Price: \$380,000

Style: Detached Bungalow

Total Bedrooms: 3

Total Bathrooms: 1

Garage: None - 6 parking spaces

Year Built: 1958

Total Square Footage: 956 sq. ft.

Lot Size: 61' x 115

Property Taxes: \$3,381 (2024)

Average Utilities (monthly):

⚡ Hydro Electricity: \$125

🔥 Natural Gas: \$81.63

💧 Water & Sewer: \$114.00

Hot Water Tank Rental: \$22.33

Heating/ Cooling:

Central air conditioning

Forced air natural gas



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MORTGAGE DETAILS



Sale Price: \$380,000

Down Payment of 10%: \$38,000

CMHC Insurance: \$10,602

Amortization Period: 25 years

Interest Rate: 4%

Payment Frequency: bi-weekly

Provincial Land Transfer Tax: \$4,175

Bi-weekly Mortgage Payment: \$855.00

This mortgage calculation has been generated using the mortgage calculator available on Realtor.ca. For the most accurate and current rates, please consult your mortgage specialist.



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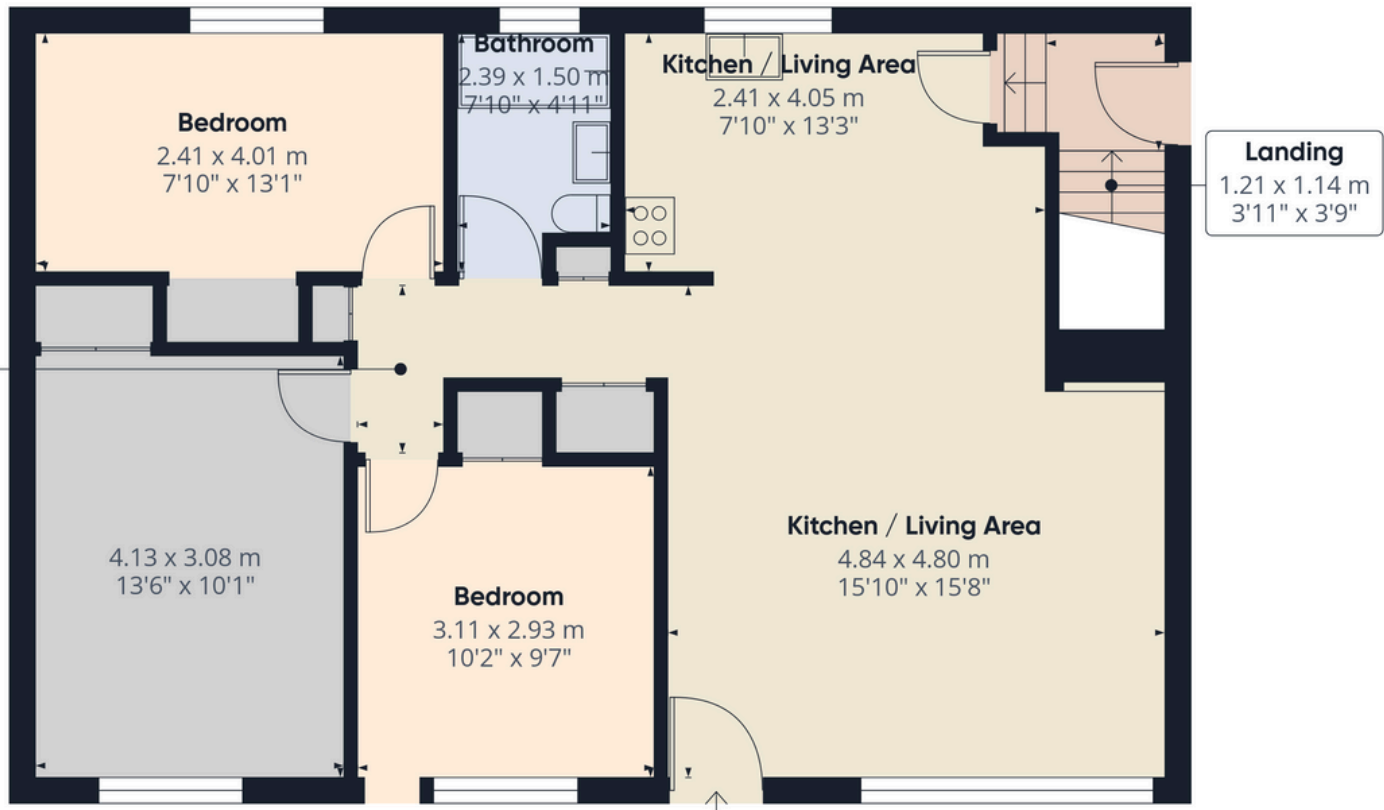
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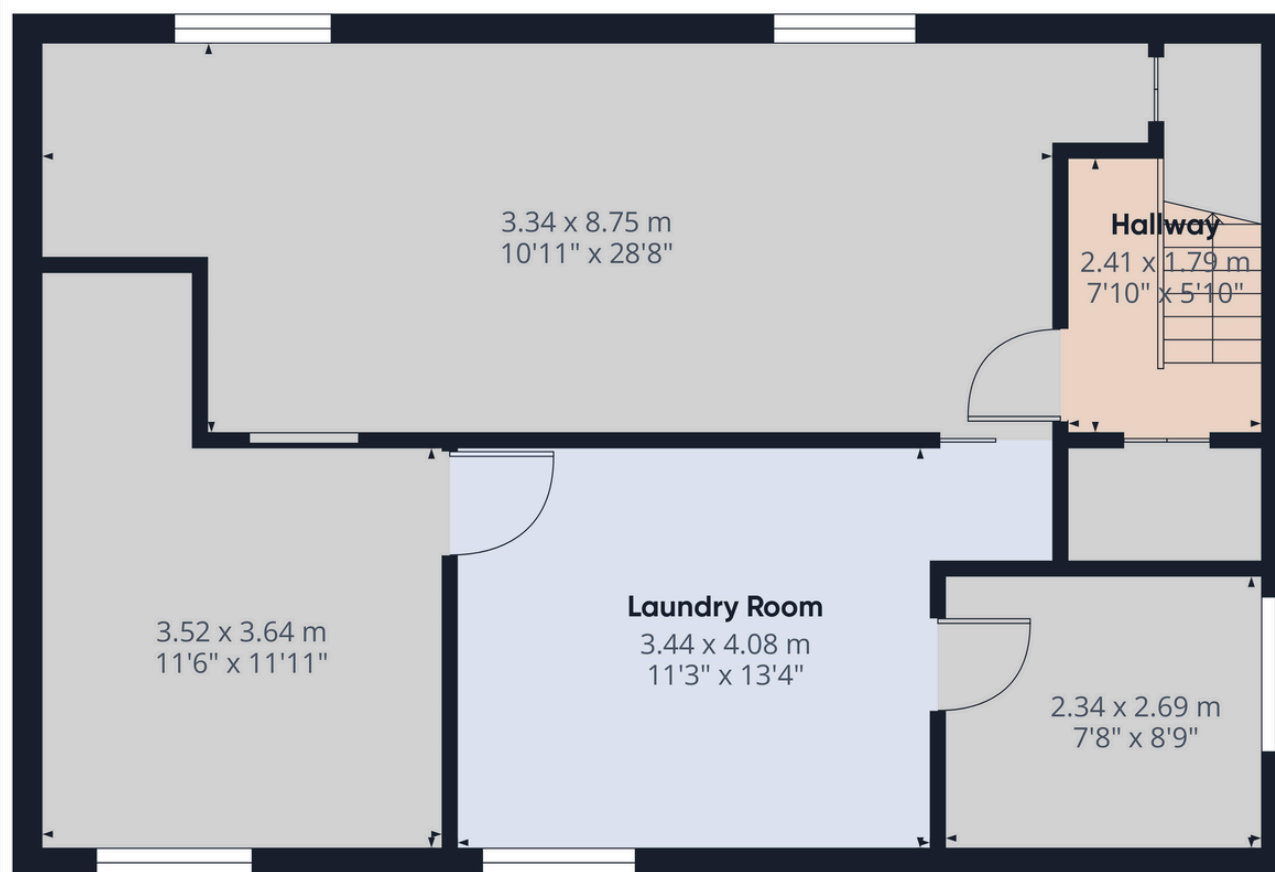


FLOOR PLANS

Main Level



Lower Level



— A PLACE TO CALL HOME



The beautiful City of Owen Sound honors the history, spirituality, and culture of the Anishinaabe peoples on whose traditional territories we live today and whose ancestors signed Treaties with ours.

Owen Sound is on the southern shore of Georgian Bay, in a valley beneath the limestone cliffs of the Niagara Escarpment, at the foot of the Bruce Peninsula, known for its exceptional geography. Called the Scenic City, Owen Sound features an expansive harbor and bay, winding rivers, tree-lined streets, extensive parks and trails, and a thriving historic downtown. See our City of Owen Sound Map for a detailed overview.

As the largest urban community in Grey County, it holds the seat of government, supporting regional, provincial, and federal offices, a regional hospital, and a campus of Georgian College. Key natural attractions include Inglis Falls, Harrison Park, Kelso Beach Park, and several conservation areas. The Bruce Trail forms a ribbon around the city along the escarpment, connecting waterfalls and showcasing a wide array of flora and fauna, including rare ferns.



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