





Spacious 2-Bedroom Bungalow in Historic Perth

237 Dufferin Road, Perth, ON

-  **X11898027**
-  **\$530,000**
-  **2 Bedrooms**
-  **1 Bathroom**
-  **Lot: 150 x 322 Ft**

Spacious 2-bedroom bungalow located in the historic town of Perth.

The home is located in a peaceful neighbourhood in the northeastern edge of the town on a large lot with plenty of space for family activities. There is a 24 x 62 ICF foundation in place that is ready for development into a large workshop or a two-car garage with an attached workshop on the end. The house has two large bedrooms on the main floor, a living room, dining room area as well as a family room located just off the edge of the kitchen. There is a full 4-piece bathroom with a laundry area in this bathroom. The home sits on a partial basement with a finished recreation room and walk up to a single car attached garage.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Perth, ON**

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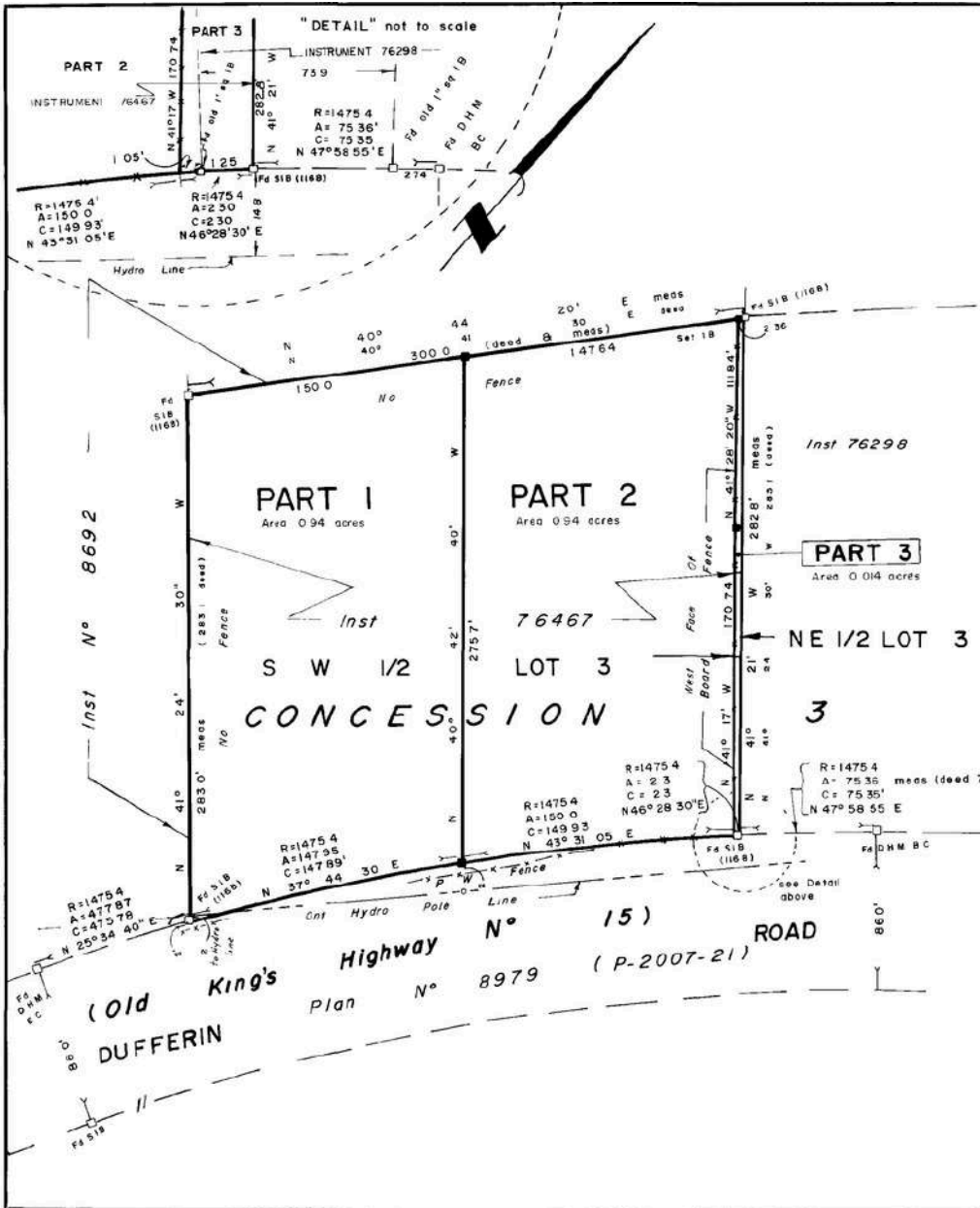
Features

- Spacious 2-bedroom bungalow located in the historic town of Perth. The home is located in a peaceful neighbourhood in the northeastern edge of the town on a large lot with plenty of space for family activities.
- There is a 24 x 62 ICF foundation in place that is ready for development into a large workshop or a two-car garage with an attached workshop on the end.
- The house has two large bedrooms on the main floor, a living room, dining room area as well as a family room located just off the edge of the kitchen. There is a full 4-piece bathroom with a laundry area in this bathroom.
- The home sits on a partial basement with a finished recreation room and walk up to a single car attached garage.
- The property is serviced by a drilled well and septic system. Great location with all amenities located nearby including the hospital, grocery stores, shopping, dining, etc.

Directions

- Dufferin Road and Morris Road N

SURVEY



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT DATE <u>June 20/80</u> <i>John F. Goltz</i> JOHN F. GOLTZ	RECEIVED AND DEPOSITED AS PLAN 27R- 1953 DATE <u>July 11, 1980</u> <i>Mark A. Bourington</i> LAND REGISTRAR FOR THE REGISTRY DIVISION OF LANARK SOUTH (27)
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CAUTION This plan is not a plan of subdivision within the meaning of sections 29, 32 or 33 of the Planning Act (R.S.O. 1970)

PART	LOT	CON	INST
1	pt SW 1/2 LOT 3	3	76467
2	"	"	"
3	"	"	76467 & 76298

PLAN OF SURVEY OF PART OF THE SOUTH WEST HALF LOT 3 CONCESSION 3 TOWNSHIP OF DRUMMOND COUNTY OF LANARK

Scale 1" = 50'
 JOHN F GOLTZ O L S 1980

NOTES & LEGEND

All hanging lines have been verified
 Standard Iron Bar (1 sq X 48) shown thus
 Short Standard Iron Bar (1 sq X 24) shown thus
 Iron Bar Round (3/4" X 24) shown thus
 Round Iron Bar shown thus
 Cut Cross shown thus
 Iron Pipe shown thus
 Fd denotes found
 Acc denotes accepted
 Wit denotes witness
 P & W denotes post and wire
 D H M denotes Dept of Highways Concrete Monuments
 1168 denotes W J Sailer O L S

Bearings are astronomic, derived from the Nly limit of Old Kings Highway No 15, as shown on Plan No 8979 P-2007-21

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT

- This survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder
- The survey was completed on the 20th day of June, 1980

John F. Goltz
 JOHN F. GOLTZ

FROM THE OFFICE OF
 JOHN F GOLTZ
 ONTARIO LAND SURVEYOR
 PERTH, ONTARIO



SEPTIC PUMPING RECEIPT



Perth & District Septic Service Ltd. and Portable
777 Otty Lake Side Road
ON K7H 0E8
+16132673350
info@perthseptic.com
GST/HST Registration No.: 104154950RT0001
Business Number 104154950

Invoice 24462

BILL TO
HEWETSON, SHERRIE
237 DUFFERIN ROAD
PERTH ONTARIO

DATE
09/27/2024

PLEASE PAY
\$327.70

DUE DATE
10/12/2024

DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
	1	SEPTIC PUMPING AND DISPOSAL COST	HST ON	1	290.00	290.00

SUBTOTAL 290.00
HST (ON) @ 13% 37.70
TOTAL 327.70

TOTAL DUE **\$327.70**

THANK YOU.

2% Per Month On Overdue A/C. Thank you. Please Send E-Transfers to info@perthseptic.com

INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/bYVfUDkj57wxUNZ87>

Video Tour



Scan the QR Code or Visit:

<https://youtu.be/pf4LjB3cI7s>

Panorama



Scan the QR Code or Visit:

<https://360panos.org/panos/237DufferinRd/>

MLS LISTING

Prepared By: TAMMY GURR

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

Printed on 12/20/2024 12:04:13 PM



237 Dufferin Rd **List: \$530,000 For: Sale**
Drummond/North Elmsley Ontario K7H 3B5
 Drummond/North Elmsley 908 - Drummond N Elmsley (Drummond) Twp Lanark
SPIS: N **Taxes: \$2,247.75/2024** **DOM: 1**

Detached **Front On: N** **Rms: 10**
Link: N **Acre: .50-1.99** **Bedrooms: 2**
 Bungalow **Washrooms: 1**
 1x4xMain

Lot: 150 x 322 Feet Irreg:
Dir/Cross St: Dufferin Road and Morris Road N

MLS#: X11898027 **PIN#: 051710090**

Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Part Bsmt / Part Fin Fireplace/Stv: Y Heat: Forced Air / Oil A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Level, Park, Place Of Worship, School	Zoning: Cable TV: N Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Oth Struct:
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Topography: Flat

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15.09	x 14.44	Laminate
2	Family	Main	14.11	x 10.83	Hardwood Floor
3	Bathroom	Main	9.51	x 7.87	4 Pc Bath Tile Floor
4	Foyer	Main	7.55	x 6.89	Hardwood Floor
5	Prim Bdrm	Main	14.11	x 13.12	Hardwood Floor
6	2nd Br	Main	13.78	x 13.12	Hardwood Floor
7	Living	Main	26.25	x 10.17	Hardwood Floor
8	Utility	Bsmt	14.11	x 12.14	
9	Rec	Bsmt	30.18	x 11.48	
10	Other	Bsmt	13.12	x 12.47	

Client Remks: Spacious 2-bedroom bungalow located in the historic town of Perth. The home is located in a peaceful neighbourhood in the northeastern edge of the town on a large lot with plenty of space for family activities. There is a 24 x 62 ICF foundation in place that is ready for development into a large workshop or a two-car garage with an attached workshop on the end. The house has two large bedrooms on the main floor, a living room, dining room area as well as a family room located just off the edge of the kitchen. There is a full 4-piece bathroom with a laundry area in this bathroom. The home sits on a partial basement with a finished recreation room and walk up to a single car attached garage. The property is serviced by a drilled well and septic system. Great location with all amenities located nearby including the hospital, grocery stores, shopping, dining, etc.

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph: 613-273-9595**



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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