



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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(613) 273-9595



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Perth, ON**

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Features

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- 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.

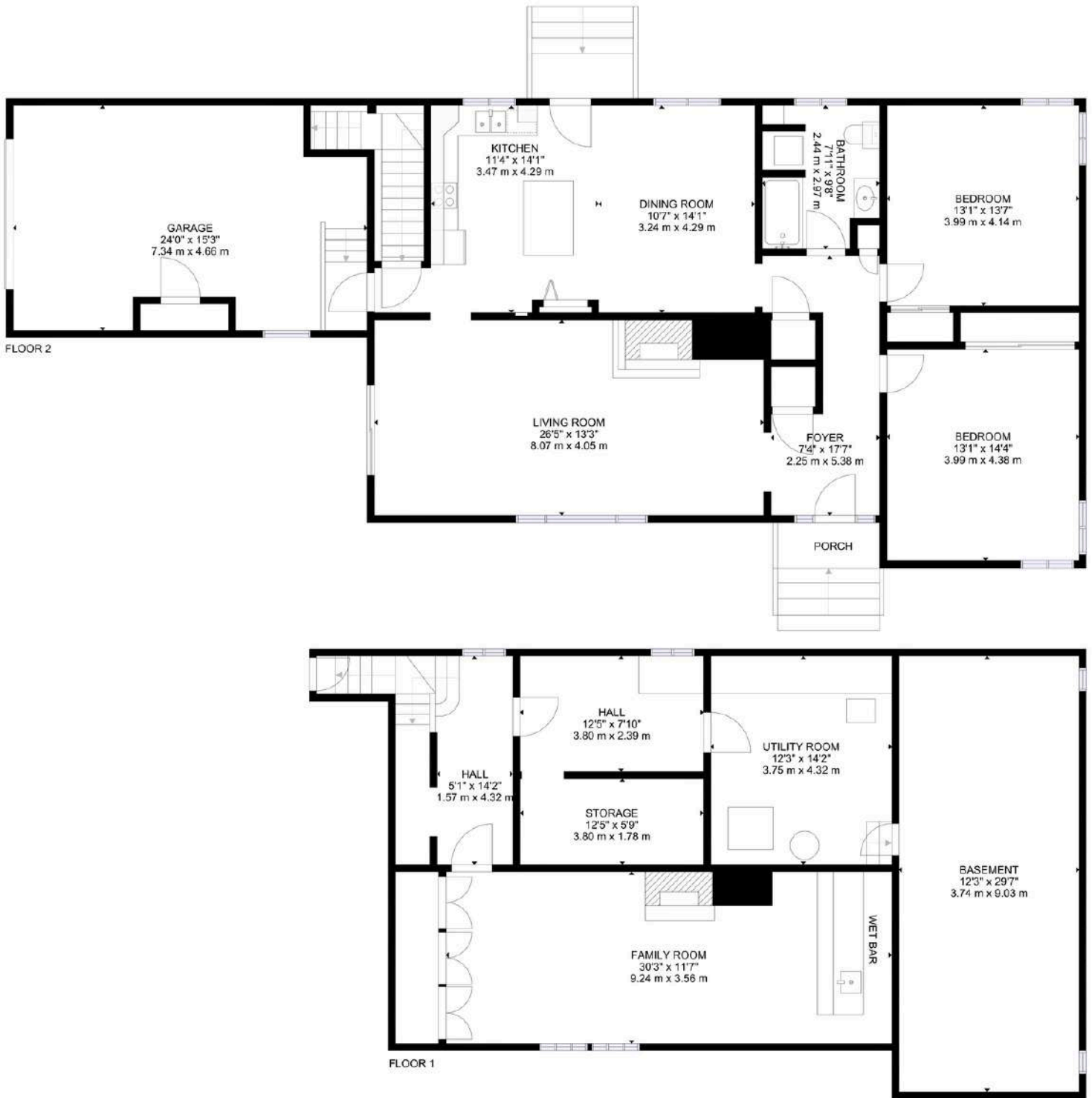
Directions

- Dufferin Road and Morris Road N

GALLERY



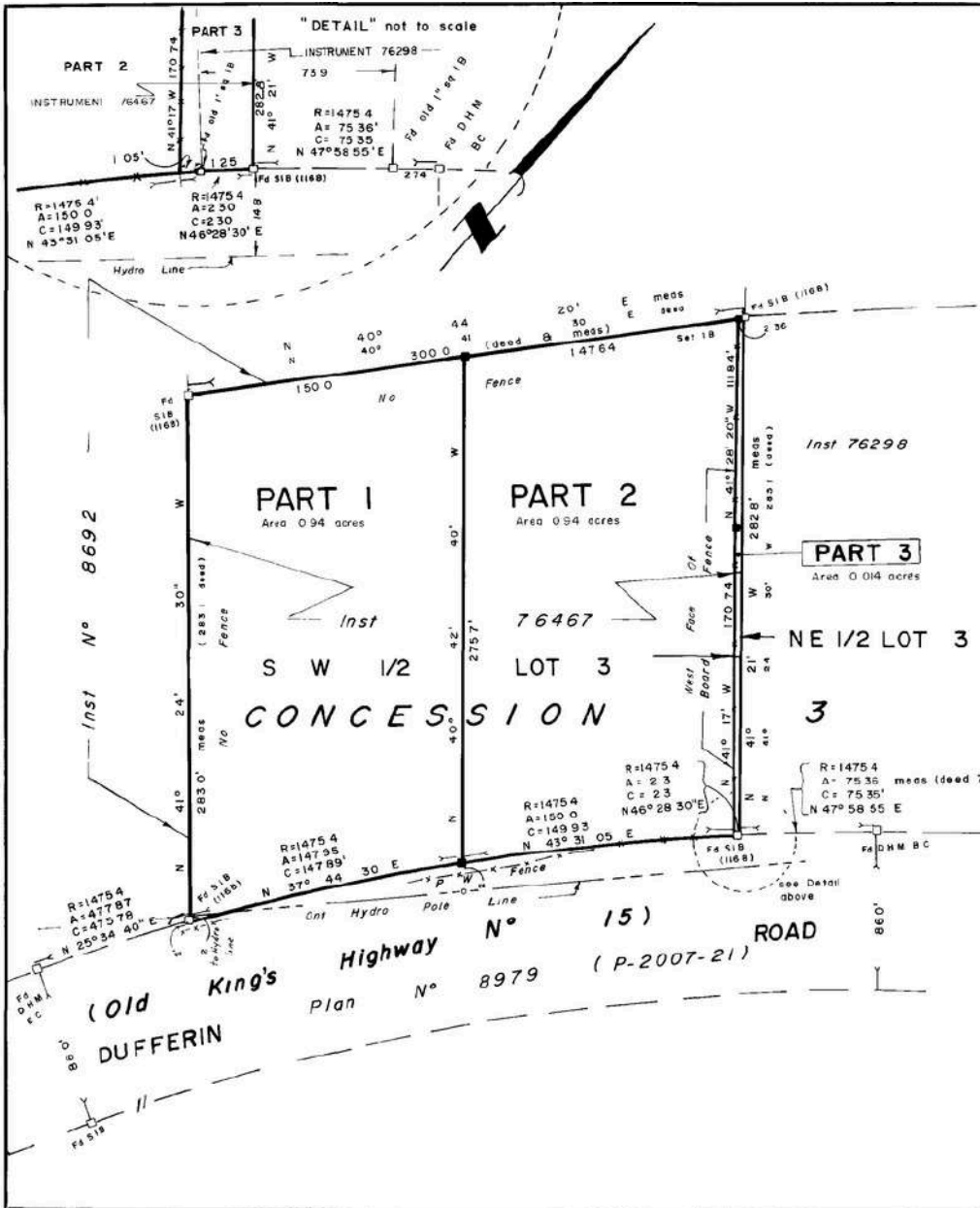
FLOORPLAN



GROSS INTERNAL AREA
 FLOOR 1: 1301 sq.ft, 120 m², FLOOR 2: 1398 sq.ft, 130 m²
 EXCLUDED AREA: GARAGE: 352 sq.ft, 32 m², PORCH: 21 sq.ft, 2 m²
 TOTAL: 2699 sq.ft, 250 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT
 RECEIVED AND DEPOSITED AS **PLAN 27R-1953**
 DATE June 20/80 DATE July 11, 1980
John F. Goltz *Mark G. Bourington*
 JOHN F. GOLTZ LAND REGISTRAR FOR THE REGISTRY DIVISION OF LANARK SOUTH (27)

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	76487
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 N 1/4 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



WATER TEST

Public Health
Ontario

Santé
publique
Ontario

Public Health Laboratory - Kingston

181 Barrie St
KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse**	Location of Water Source / Emplacement de la source d'eau**
First Name, Last Name / Prénom, Nom de famille HEATH GURR	Lot, Concession / ou lot, concession Emergency Locator # / B1# 237
Street address / Adresse municipale 7 SPRING ST WESTPORT, ON K0G 1X0	Street address / Adresse municipale 237 DUFFERIN RD PERTH ON K7H3B6
	County / Comté: LANARK
	Health Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012831212	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? **	No / Non
Phone # / # tél. **: 613 985 2414	Authorized by / Autorisé par	
Date/Time Collected / Date/heure du prélèvement **: 2024-12-17 17:00:00	Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner	
Date/Time Received / Date/heure Reçu le **: 2024-12-18 11:30:00		
Specimen Note / Note sur l'échantillon: This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.		

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0
E.coli CFU/100 mL / E. coli UFC/100 mL	0
Interpretation / Interprétation: There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.	
Date of Analysis / Date de l'analyse: 2024-12-18	Date Recd / Analyse effectuée le: 2024-12-19

Please Note / Prière de noter ce qui suit :

***All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.**
The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.
These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.
Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.
If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/abs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/abs.

End of report / Fin du rapport

*All time values are EST / EDT/Toutes les heures sont exprimées en HNE ou en HAE.

**Data provided by the customer / Données fournies par le client.

Print Date / Date d'impression*: 2024-12-19

Date Reported / Date du rapport*: 2024-12-19 14:36:47

Page 1 of 1

LIMS Report #: 54696137

T_SingleSampleOPHL_WATPRIVATE.rpt



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

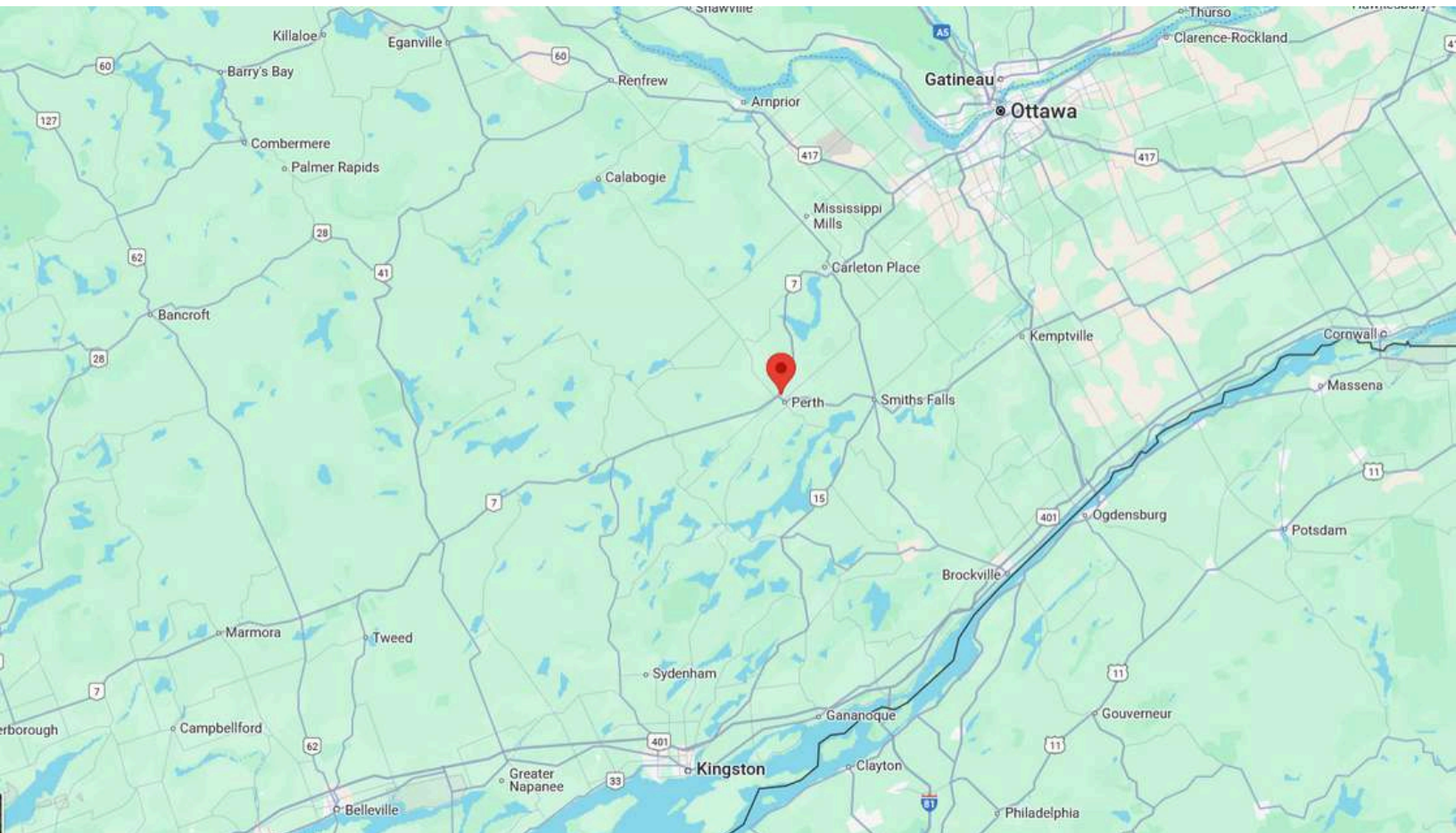
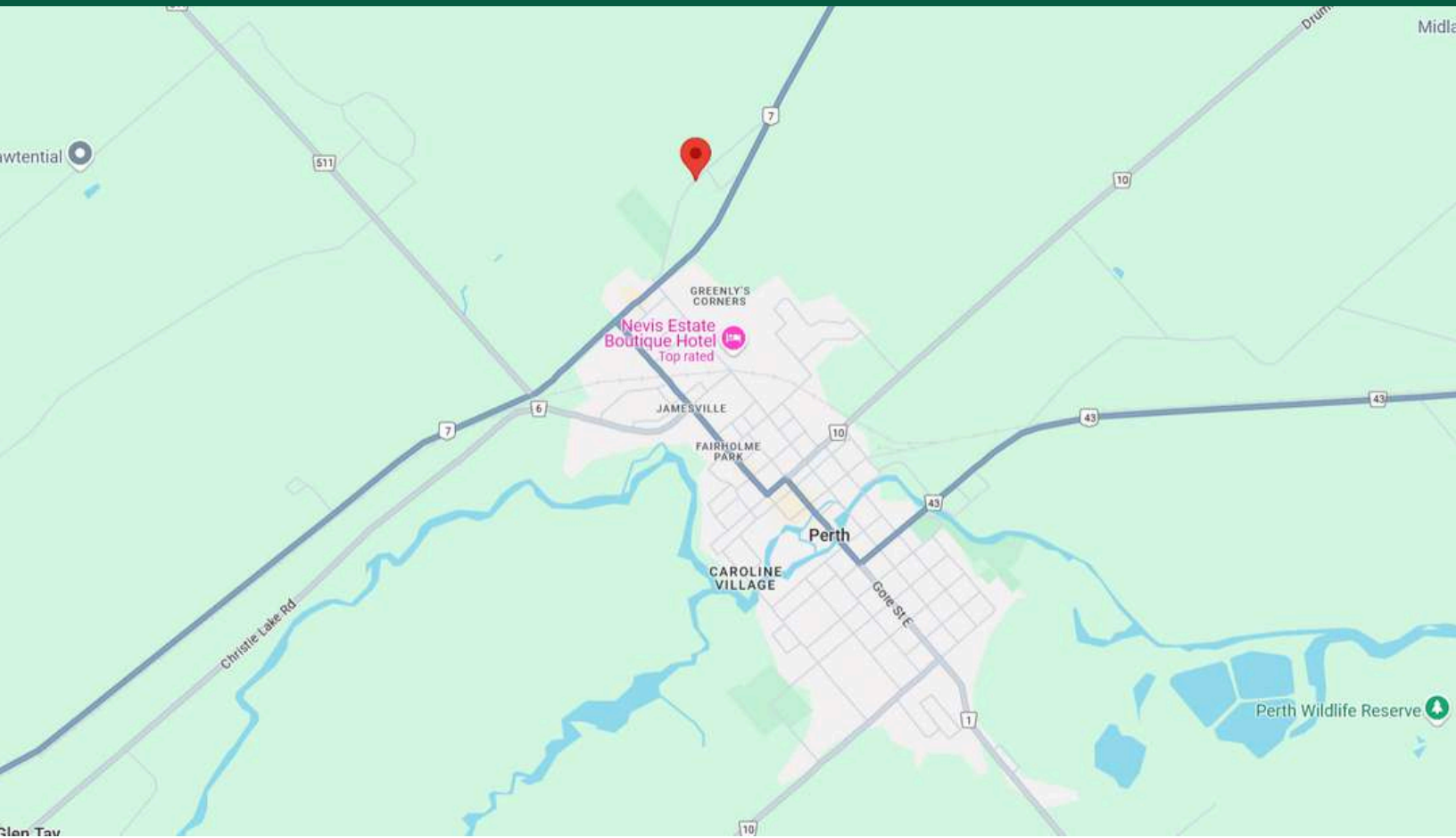
SUBTOTAL 290.00
HST (ON) @ 13% 37.70
TOTAL 327.70

TOTAL DUE **\$327.70**

THANK YOU.

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

LOCATION



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=UaYZnQEQGt3>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/pEFNNxl7OLo>

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/bYVfUDkj57wxUNZ87>

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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