



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

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