



**15268 County Road 21**  
**Brighton Ontario K0K 1H0**  
 Brighton Rural Brighton Northumberland  
**SPIS:** No **Taxes:** \$3,930.92/2025 **DOM: 4**  
**List: \$795,000 For: Sale**  
 Detached **Front On:** W **Rms:** 10  
**Link:** N **Acres:** .50-1.99 **Bedrooms:** 3  
 Bungalow **Washrooms:** 2  
 1x4xMain, 1x3xMain  
**Lot:** 164 x 267 Feet **Irreg:**  
**Dir/Cross St:** County Road 21 and Richmond Street  
**Directions:**  
 401W to Toronto, take exit 509 to Campbellford. Just north of the 401, left on County Road 21.  
 Property on right.

**MLS#:** X13155056 **PIN#:** 512370272  
**Possession Remarks:** TBD  
**Legal:** PT LT 4 CON 5 BRIGHTON PT 1, 39R10225; BRIGHTON

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Full / Partially Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> <b>Year Built:</b> 2004 <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> Attached / 2 <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Golf, Park, Place Of Worship, Rec Centre, School Bus Route <b>Exterior Feat:</b> Deck, Hot Tub, Privacy, Year Round Living <b>Interior Feat:</b> Carpet Free, ERV/HRV, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply Type:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Propane Tank <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> None <b>Survey Type:</b> Available
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**Topography:** Rolling, Wooded/Treed **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.73	x 12.14	Laminate Combined W/Dining
2	Living	Main	21.33	x 16.4	Laminate W/O To Deck
3	Dining	Main	10.83	x 8.86	Laminate
4	Prim Bdrm	Main	14.11	x 12.8	Laminate
5	Bathroom	Main	8.2	x 7.55	4 Pc Ensuite Tile Floor W/I Closet
6	2nd Br	Main	10.83	x 9.51	Laminate
7	3rd Br	Main	11.48	x 9.51	Laminate
8	Bathroom	Main	8.53	x 5.58	3 Pc Bath Tile Floor
9	Other	Bsmt	34.78	x 24.61	Concrete Floor
10	Utility	Bsmt	19.03	x 13.12	Concrete Floor

**Client Remks:** Nestled on a picturesque 1-acre country property, this beautiful bungalow offers the perfect blend of comfort, space, and rural charm with 164 feet of frontage along the west side of County Road 21. Bright, airy, and freshly painted throughout, the home features an inviting open-concept design combining the kitchen, living, and dining areas - ideal for both everyday living and entertaining. Large new windows flood the home with natural light, creating a warm and welcoming atmosphere in every room. Offering 3 spacious bedrooms, the primary bedroom features a walk-in closet and a private 4-piece ensuite, while a second full 3-piece bathroom adds convenience for family and guests. The generous open foyer provides an impressive entrance and sets the tone for the home's thoughtful layout. An attached double garage provides excellent storage and everyday convenience. The full unfinished basement is a blank canvas awaiting your personal vision and future expansion. Additional features include a drilled well, septic system, and forced-air propane heating. There is also a decommissioned outdoor wood furnace on the property that could potentially be replaced and brought back into service. Step outside to enjoy the beautifully landscaped, level lot complete with a rear deck and hot tub - the perfect place to relax and take in the peaceful country surroundings. Offering the tranquility of rural living while remaining just minutes from Highway 401 for an easy commute, this property is a wonderful opportunity to enjoy country life without sacrificing convenience  
**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hot Tub  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595