

PRICE
REDUCED



15268 County Road 21, Brighton, ON

Open-concept bungalow with attached 2-car garage, hot tub, and full basement, minutes from Hwy 401

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 large new windows that flood every room with natural light, creating a warm and welcoming atmosphere throughout. The home features an inviting open-concept design combining the kitchen, living, and dining areas, ideal for both everyday living and entertaining. A generous open foyer provides an impressive entrance and sets the tone for the home's thoughtful layout. The attached double garage provides excellent storage and everyday convenience.

X13155056

\$ \$739,000

3 Bedrooms

2 Bathrooms

1.54 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Brighton, ON**

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Open-concept bungalow with attached 2-car garage, hot tub, and full basement, minutes from Hwy 401

- **Country Living Near Brighton:** 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 large new windows that flood every room with natural light, creating a warm and welcoming atmosphere throughout.
- **Main Floor:** The home features an inviting open-concept design combining the kitchen, living, and dining areas, ideal for both everyday living and entertaining. A generous open foyer provides an impressive entrance and sets the tone for the home's thoughtful layout. The attached double garage provides excellent storage and everyday convenience.
- **Bedrooms and Bathrooms:** 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.
- **Basement:** 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.
- **Outdoor Living:** 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.
- **Location:** 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.

Directions

- 401W to Toronto, take exit 509 to Campbellford. Just north of the 401, left on County Road 21. Property on right.

MORE INFORMATION

Recent Upgrades

- New Roof, 2019
- New Propane Furnace, 2023
- New Front Deck, 2025
- Main Floor Freshly Painted, 2026
- All New Windows, 2026
- Septic Pumped and Flow Tested, 2026

Inclusions

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hot Tub

Additional Documents Available on Request

Building Permit, Well Certificate, Sewage Permit, Plumbing Permit

Internet

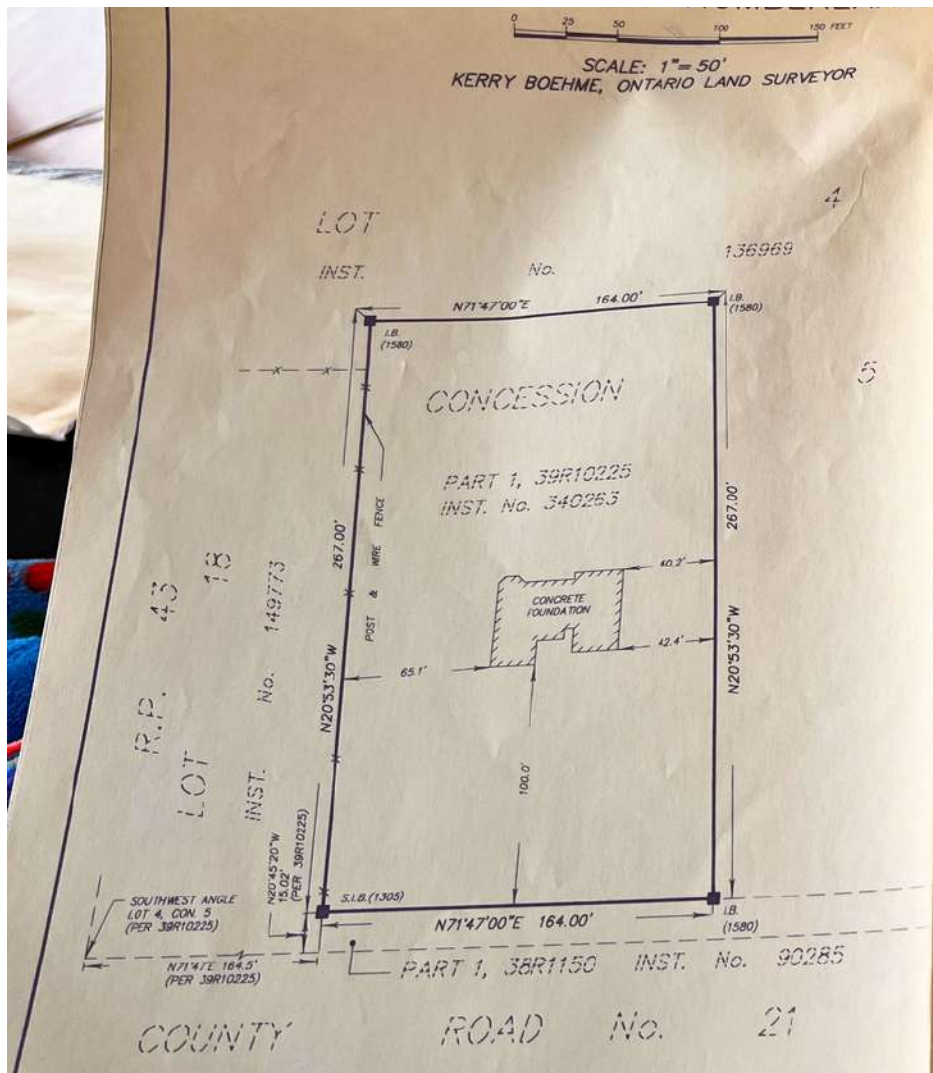
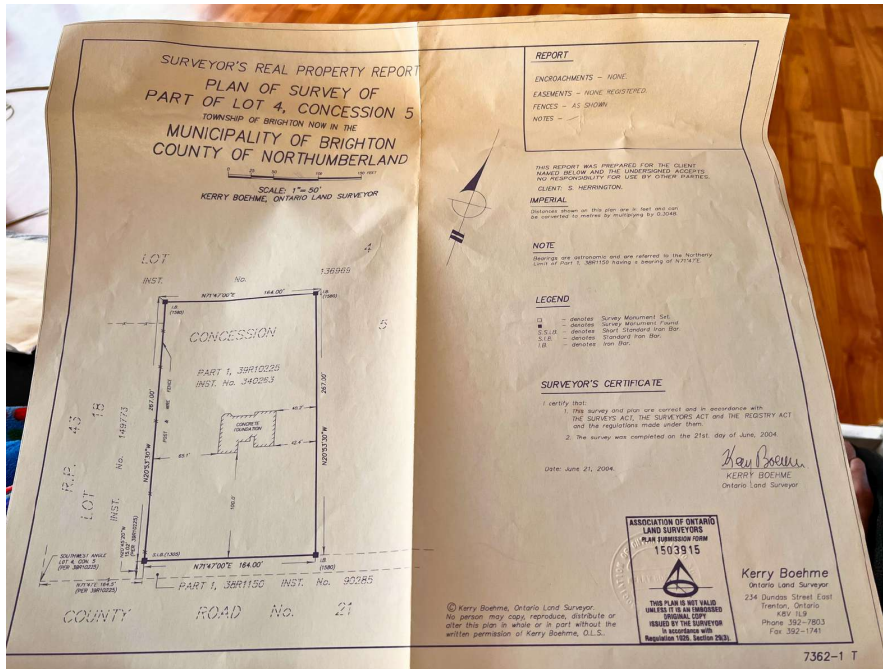
Bell High Speed

Expenses (2025):

Property Taxes	Hydro
\$3,930.92	\$2,619.60



SURVEY



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=954RWy8we97>

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/Vf6X9t4q71VstfA46>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/15268CountyRoad21/>

MLS LISTING



15268 County Road 21
Brighton Ontario K0K 1H0
 Brighton Rural Brighton Northumberland
SPIS: No **Taxes:** \$3,930.92/2025

List: \$739,000 For: Sale

Detached **Front On:** W **Rms:** 10
Link: N **Acre:** .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

Kitchens: 1 Fam Rm: N Basement: Full / Partially Finished Fireplace/Stv: N Heat: Forced Air / Propane A/C: Central Air Central Vac: No Apx Age: Year Built: 2004 1100- Apx Sqft: 1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Vinyl Siding Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Golf, Park, Place Of Worship, Rec Centre, School Bus Route Exterior Feat: Deck, Hot Tub, Privacy, Year Round Living Interior Feat: Carpet Free, ERV/HRV, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: None Survey Type: 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	x12.14	Laminate Combined W/Dining
2	Living	Main	21.33	x16.4	Laminate W/O To Deck
3	Dining	Main	10.83	x 8.86	Laminate
4	Prim Bdrm	Main	14.11	x12.8	Laminate
5	Bathroom 2nd	Main	8.2	x7.55	4 Pc Ensuite Tile Floor W/I Closet
6	Br	Main	10.83	x9.51	Laminate
7	3rd Br	Main	11.48	x9.51	Laminate
8	Bathroom Other	Main	8.53	x5.58	3 Pc Bath Tile Floor
9	10Utility	Bsmt	34.78	x24.61	Concrete Floor
		Bsmt	19.03	x13.12	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 de-commissioned 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



Questions? Contact us:

Tammy & Heath Gurr

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Your Total Real Estate Package!