

PRICE
REDUCED

*Classic Bungalow
in Perth!*



26 McLean Boulevard, Perth, ON

Well-Maintained Brick & Stone Bungalow in Perth with 4 Bedrooms & New A/C

X13648960

\$ \$486,000

2+2 Bedrooms

2 Bathrooms

1,849 sqft

Welcome to this well-maintained brick and stone bungalow located at 26 McLean Boulevard in the beautiful town of Perth. Situated on a spacious lot with 74 feet of frontage and 101 feet of depth, this inviting home offers comfortable living in a convenient location close to all amenities. The main floor features a bright and functional layout with a spacious kitchen, two bedrooms, a four-piece bathroom, and comfortable living areas designed for everyday enjoyment. Step outside onto the rear deck overlooking the backyard, offering a peaceful space to relax, entertain, and enjoy the outdoors. The lower level provides additional living space with two bedrooms, a two-piece bathroom, and plenty of undeveloped basement area offering excellent potential for future finishing, storage, or a personalized recreation space.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Perth, ON**

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Well-Maintained Brick & Stone Bungalow in Perth with 4 Bedrooms & New A/C

- **Welcome to 26 McLean Blvd:** Welcome to this well-maintained brick and stone bungalow located at 26 McLean Boulevard in the beautiful town of Perth. Situated on a spacious lot with 74 feet of frontage and 101 feet of depth, this inviting home offers comfortable living in a convenient location close to all amenities.
- **Bright & Functional Main Floor Layout:** The main floor features a bright and functional layout with a spacious kitchen, two bedrooms, a four-piece bathroom, and comfortable living areas designed for everyday enjoyment. Step outside onto the rear deck overlooking the backyard, offering a peaceful space to relax, entertain, and enjoy the outdoors.
- **Versatile Lower Level with Endless Potential:** The lower level provides additional living space with two bedrooms, a two-piece bathroom, and plenty of undeveloped basement area offering excellent potential for future finishing, storage, or a personalized recreation space.
- **Modern Comforts & Prime Perth Location:** Additional features include an attached one-car garage, a paved driveway, and a new central air system installed in 2022 for year-round comfort. With its classic brick and stone exterior, generous lot size, flexible four-bedroom layout, and desirable Perth location, this bungalow presents a wonderful opportunity for families, retirees, or anyone looking for a comfortable home close to local amenities.

Key Upgrades & Recent Improvements

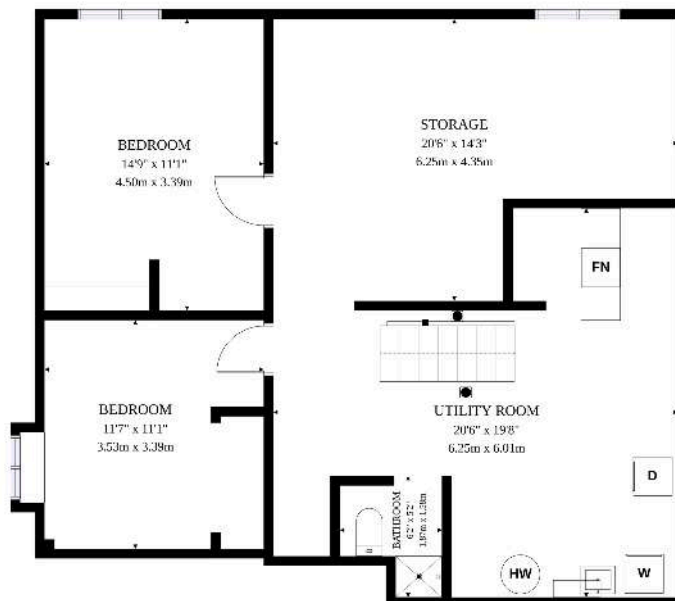
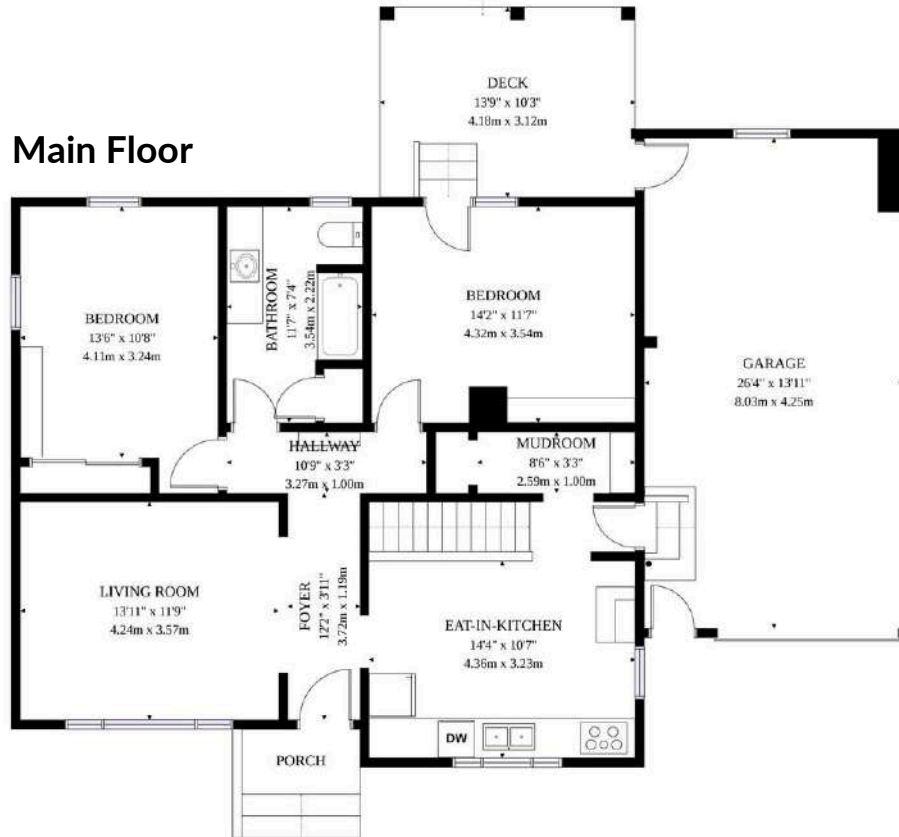
- New Windows (2025): Large living room and 2 kitchen windows replaced by Burchell Glass (\$4,892.90).
- Updated Bathroom (2024): Acrylic tub/shower in the main bathroom.
- New Washer (2024).
- New Central Air (2022).
- Drainage Upgrades: Extensive drainage work completed on the exterior before partial basement upgrades. Drainage on one side of the home was addressed, and rooms were redone after addressing all concerns.

Directions

- Highway 43 in Perth to Mather Street, left on Thomas Avenue, right on McLean Boulevard. Follow to #26

FLOOR PLAN

Main Floor



Basement

GROSS INTERNAL AREA

FLOOR 1: 905 sq.ft, 84.05 m²; FLOOR 2: 945 sq.ft, 87.75 m²

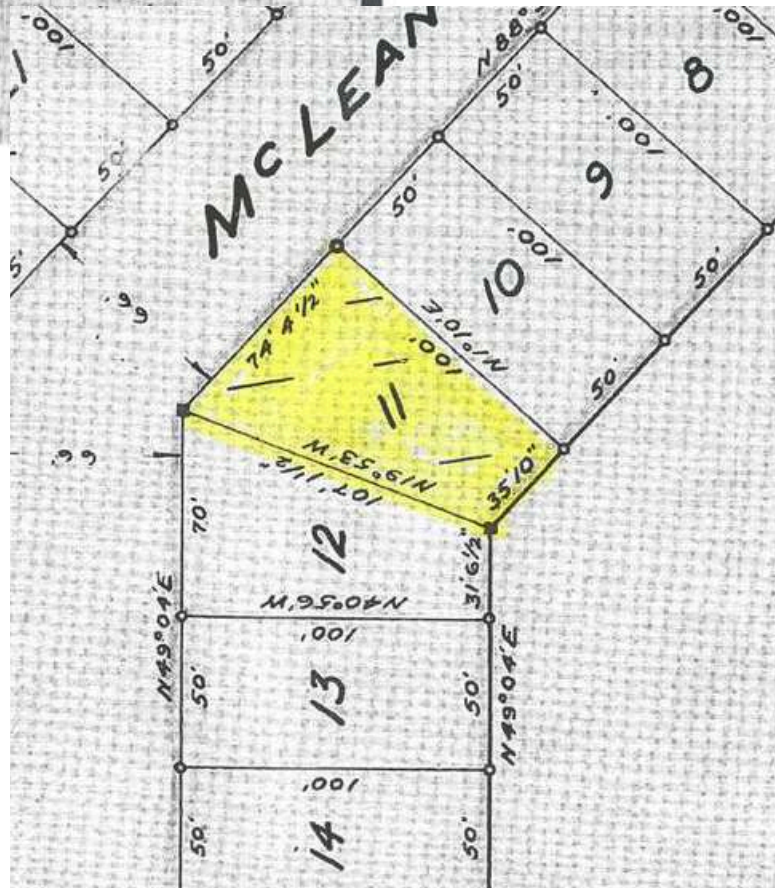
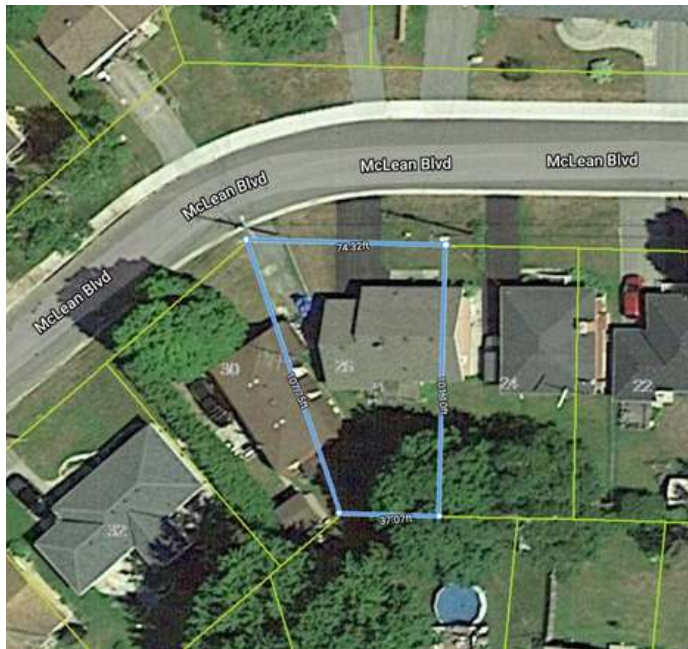
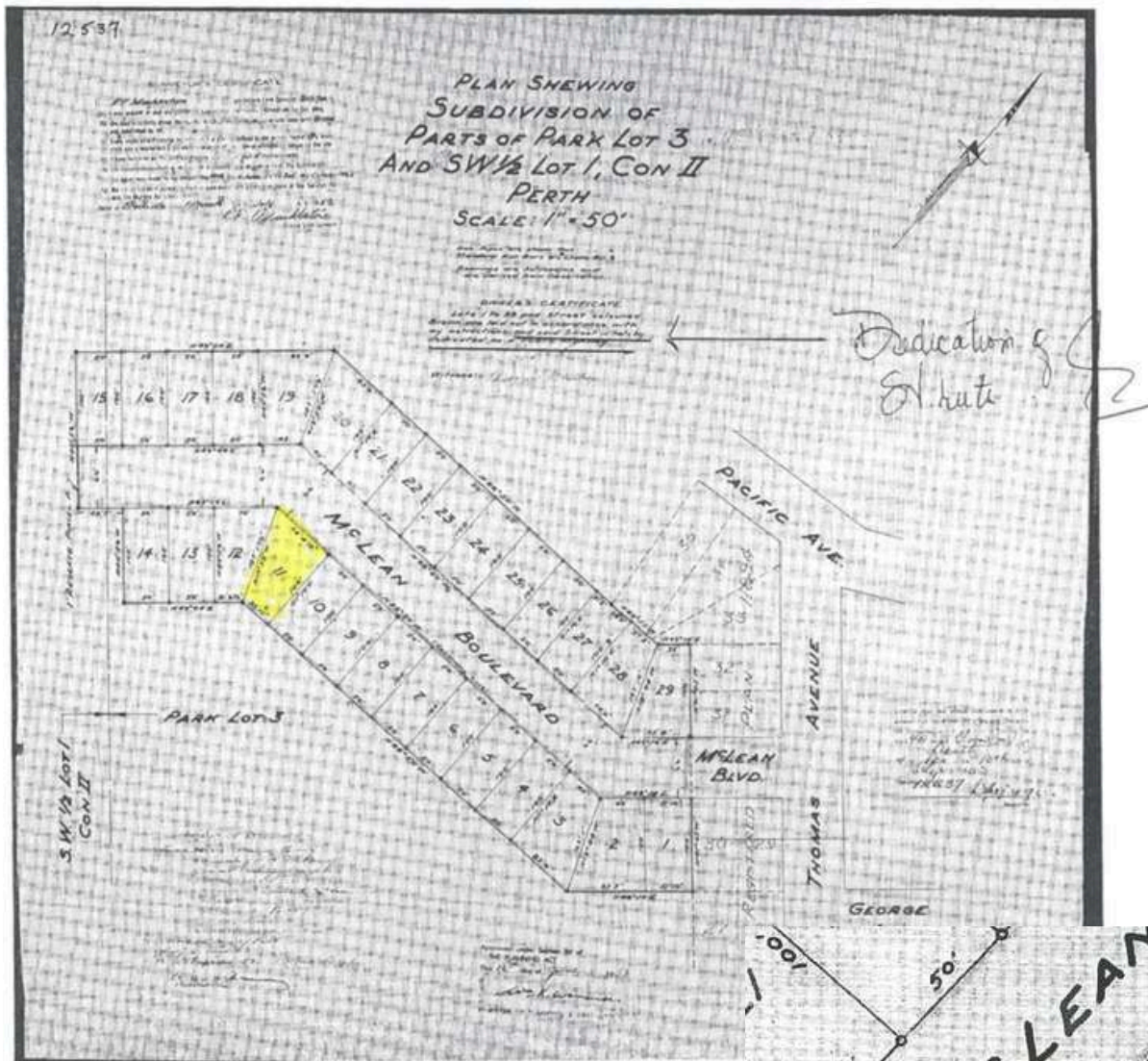
TOTAL: 1849 sq.ft, 171.80 m²

EXCLUDED AREA

GARAGE: 367 sq.ft, 34.07 m²; DECK: 140 sq.ft, 13.05 m²; PORCH: 22 sq.ft, 2.06 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOT PLAN



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=7B2ot5bkbGz>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/1SKHqM7nYek>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/gXarcSxV VfTxKLyX6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/26McLeanBlvd/>

MLS LISTING



26 McLean Blvd **List: \$492,500 For: Sale**

Perth Ontario K7H 2Z3

Perth 907 - Perth Lanark

SPIS: No

Taxes: \$3,121/2025

DOM: 0

Detached

Front On: S

Rms: 11

Link: N

Acre: < .50

Bedrooms: 2 + 2

Bungalow

Washrooms: 2

1x4xMain, 1x2xBsmt

Lot: 74 x 101.1 Feet Irreg:

Dir/Cross St: 26 McLean Blvd. / Thomas Ave.

Directions:

Highway 43 in Perth to Mather Street, left on Thomas Avenue, right on McLean Boulevard. Follow to #26

MLS#: X13648960

PIN#: 051720036

Possession Remarks: TBD

Legal: LT 11 PL 12537 LANARK S DRUMMOND; PERTH

Kitchens: 1 Fam Rm: N Basement: Full / Partial Basement Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1958 Yr Built Source: Estimated Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Cul De Sac, Golf, Hospital, Library, Park, Place Of Worship Exterior Feat: Landscaped, Privacy, Year Round Living Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned Security Feat: Smoke Detector	Zoning: R1 Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed Survey Type: None
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Topography: Level, Sloping, Wooded/Treed

Access to Property: Year Round Municipal Road

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.34	x10.6	Tile Floor
2	Foyer	Main	12.17	x3.84	Tile Floor
3	Living	Main	14.01	x11.75	Hardwood Floor
4	2nd Br	Main	13.42	x10.66	Laminate
5	Bathroom	Main	11.52	x7.41	Tile Floor
6	Prim Bdrm	Main	13.91	x11.15	Laminate
7	Bathroom	Bsmt	5.51	x3.58	2 Pc Bath
8	Laundry	Bsmt	11.52	x10.99	Concrete Floor
9	Other	Bsmt	20.67	x14.76	Concrete Floor
10	3rd Br	Bsmt	11.15	x11.15	Laminate
11	4th Br	Bsmt	14.11	x11.15	Laminate

Client Remks: Welcome to this well-maintained brick and stone bungalow located at 26 Maclean Boulevard in the beautiful town of Perth. Situated on a spacious lot with 74 feet of frontage and 101 feet of depth, this inviting home offers comfortable living in a convenient location close to all amenities. The main floor features a bright and functional layout with a spacious kitchen, two bedrooms, a four-piece bathroom, and comfortable living areas designed for everyday enjoyment. Step outside onto the rear deck overlooking the backyard, offering a peaceful space to relax, entertain, and enjoy the outdoors. The lower level provides additional living space with two bedrooms, a two-piece bathroom, and plenty of undeveloped basement area offering excellent potential for future finishing, storage, or a personalized recreation space. Additional features include an attached one-car garage, a paved driveway, and a new central air system installed in 2022 for year-round comfort. With its classic brick and stone exterior, generous lot size, flexible four-bedroom layout, and desirable Perth location, this bungalow presents a wonderful opportunity for families, retirees, or anyone looking for a comfortable home close to local amenities.

Inclusions: Fridge, Stove, Washer, Dryer

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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