

412848 Southgate Rd 41 *Southgate*



www.SouthgateRoad41.com



Presented By

Mike McMurray

Broker

Direct: 519-379-3590 • Office: 519-924-2950
mike@yourcountryproperty.com



Quiet Country Living

Asking

\$395,000

Price





Thirty acres; treed property with swimming pond, creek, trails and some open land. Cozy bungalow. Extensive updating in 2011 includes insulation, roof, wiring, plumbing, windows, in-floor heating, slate and wood floors, open concept living room and modernized kitchen. Fabulous 40'x60' shop with convenient location close to Hwy #6, Durham and Mount Forest. Will make a great full time home or country getaway.



412848 Southgate Sideroad 41

Address: 412848 SOUTHGATE SIDEROAD 41
City: SOUTHGATE, NOG 1R0
Lot Dimension/Acreage: 30 ACRES
SQ.FT. above: 1135
Elem Schl: HOLSTEIN
Sec. School: HANOVER
Possession: 60 DAYS OR TBA
Type: Single Family
Style: Bungalow - Ranch
Title to Land: Freehold
Land Features: Cleared - Part, Partial Landscaped, Softwood Bush, Stream/Pond, Wooded/
Treed
Access: Year Round Municipal Road
Ext. Features: Balcony/Deck/Patio
Accessory Buildings: Shop/Barn
Heating/Mechanical: Hot Water, In Floor, Oil, Wood, Woodstove
Garage Type: Detached
Water: Well
Sewer: Septic
Utilities/Services: Electricity, Garbage Pickup, Internet-high speed, Telephone
Rental Equipm.: None
Exterior: Vinyl, Wood
Driveway: Gravel
Foundation: Block
Interior Features: Built-in Appliances, Main Floor Master, Upgraded Insulation
Roof: Asphalt Shingle
Flooring: Laminate, Wood, Other
Bedrooms: 2+1
Bathrooms: 1 \\
Rental Income: NO
Yr.Built: 1978
Garage: Yes
Garage Measurements: 40X40
Full Assessed Value: \$302000
Taxes: \$2800 (2015)

INCLUSIONS: Window Coverings.

Exclusions: None.

Directions: From Highway 6 in Varney, East on Wilder Lake Road to T Junction, South to #412848 on West side.

