18 Mary Street

Flesherton, Ontario

www.18Mary.com

ROYAL LEPAGE
RCR Realty, Brokerage. Independently Owned

Presented By

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Rural Luxury

Asking
$265,000
Price

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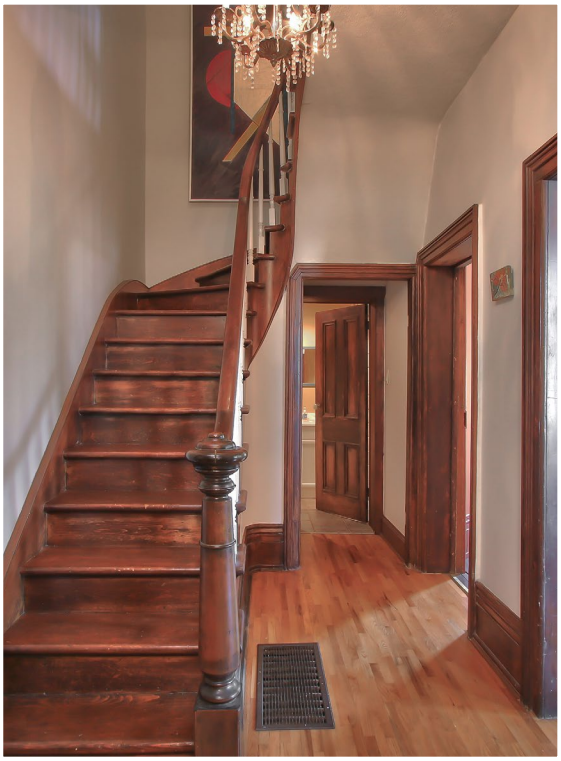
This home is situated on a quiet village street in Flesherton, the gateway to the Beaver Valley. It is a double brick home built in 1870 and has been lovingly upgraded throughout while maintaining all the original charm. It has custom original millwork and solid wood doors with original hardware, 12" baseboard trim and 9 1/2 ft ceilings on the main floor.

Upgrades include a new kitchen and bathrooms, natural gas furnace in 2001, natural gas fireplace with custom mantel, new shingle roof in 2014, 3 season sun room 12' x 16' and the well upgraded to include new electrical, new pump system and a water softener.

This is a warm and comfortable home with elegant principal rooms on the main floor plus a functional office. The sun room added at the back of the house is a wonderful 3 season room where you can relax and enjoy the view to the garden, patio and backyard. A gorgeous wood curved stairway takes you to the second floor where we have 4 bedrooms with original wood floors. There is a full bathroom on each floor and a main floor laundry.

Other special features are the spacious backyard, professional landscaping flanked by mature maple trees. The home is walking distance to all the services offered by the village including shops, galleries and restaurants. Flesherton is 75 minutes from Brampton, less than 45 minutes to Owen Sound or Collingwood.



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18 Mary Street, Flesherton

Address:	18 MARY ST
City:	FLESHERTON, N0C 1E0
Lot Dimension/Acreage:	63.69`X231` AS PER MPAC
SQ.FT. above:	2150
Elem Schl:	FLESHERTON
Type:	Single Family
Style:	1.5 Storey
Title to Land:	Freehold
Property Size:	Under 0.5 Acres
Land Features:	Landscaped
Access:	Year Round Municipal Road
Heating/Mechanical:	Fireplace - Gas, Forced Air, Natural Gas
Garage Type:	Attached, Single
Water:	Well
Sewer:	Municipal
Utilities/Services:	Cable, Cell Service, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Telephone
Rental Equipm.:	None
Exterior:	Brick & Other
Driveway:	Private, Single
Foundation:	Stone
Interior Features:	Fireplace(s), Main Floor Laundry
Roof:	Asphalt Shingle
Flooring:	Laminate, Til
Bedrooms:	4
Bathrooms:	2 \
Rental Income:	NO
Yr.Built:	1870
Full Assessed Value:	$159000
Taxes:	$1625 (2015)

Directions: In Flesherton, East of Hwy 10 to Mary Street, turn South to #18 on West side.

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