226 Highland Drive

Glenelg

www.226Highland.com

ROYAL LEPAGE
RCR Realty, Brokerage. Independently Owned

Presented By

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

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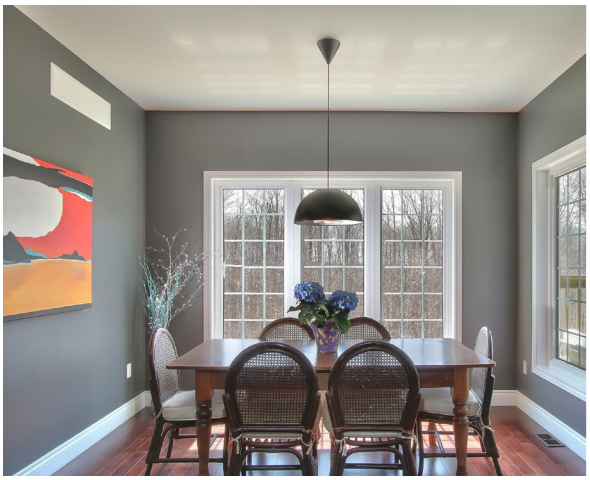
Beautiful Country Estate

Asking
$375,000
Price



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This is a very attractive 5 year old bungalow on a spacious lot in a private area of a country estate development. Many good quality homes have been built in this area and it is becoming very popular with people who want the country feel without being in a remote and lonely location. It is close to Markdale and the Beaver Valley and is only 90 minutes from Brampton or Kitchener/Waterloo.

The home has open concept principal rooms being a large bright space with a walkout to the deck overlooking lawn and woods. The kitchen is high quality with Van Dolder cabinetry and all appliances are included. There are 3 bedrooms on the main floor and 2 bathrooms with the master bedroom being en suite.

The walk out basement has endless possibilities. It is partially finished, has an airtight wood stove and is roughed in for another bathroom. The home is heated with propane and there is central air conditioning and central vacuum. There is an attached double garage.

This is a beautiful home in a desirable area close to town conveniences.

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226 Highland Drive, Glenelg

MLS® #:	420522000511741
Address:	226 HIGHLAND DR
City:	GLENELG TWP, N0C 1H0
Side of Road:	West
Lot Dimension/Acreage:	IRREG
SQ.FT. above:	1600
Elem Schl:	MARKDALE
Possession:	60 DAYS OR TBA
Type:	Single Family
Style:	Bungalow - Ranch
Title to Land:	Freehold
Property Size:	Under 0.5 Acres
Land Features:	Cul de Sac, Landscaped, Wooded/Treed
Access:	Year Round Municipal Road
Ext. Features:	Balcony/Deck/Patio
Accessory Buildings:	Storage Building
Heating/Mechanical:	Central Air, Forced Air, Propane
Garage Type:	Attached, Double
Water:	Well
Sewer:	Septic
Utilities/Services:	Cell Service, Electricity, Garbage Pickup, Internet-high speed, Telephone
Rental Equipm.:	Propane Tank
Exterior:	Stone, Vinyl
Driveway:	Double, Private
Foundation:	Concrete
Interior Features:	Built-in Appliances, Central Vac, Main Floor Laundry
Roof:	Asphalt Shingle
Flooring:	Wood
Bedrooms:	3
Bathrooms:	2 \
Yr.Built:	2010
Full Assessed Value:	$296000
Taxes:	$3344 (2014)

Exclusions: Wood stove in basement will be replaced.

Directions: From Grey Road 4 at Priceville, North on Artemesia/Glenelg Townline to Con. 6 Rd., just south of Irish Lake. West to Highland Drive, left to property on right.

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