

\$259,900 - 154 Grand Avenue East, Chatham

MLS® #25022310

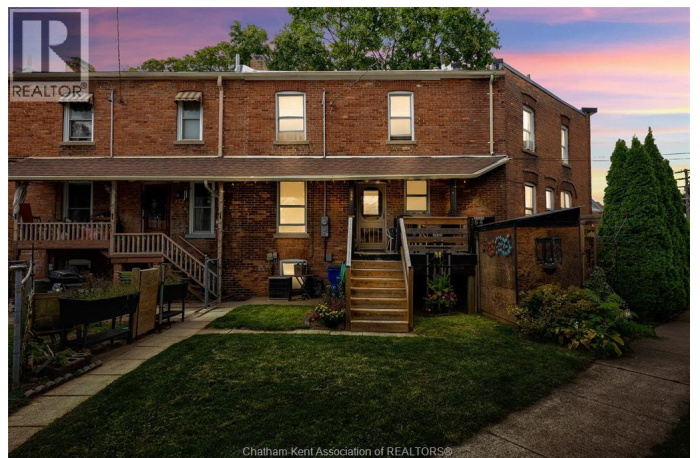
\$259,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

N/A, Chatham, Ontario

I love it! This charming brick townhouse is the perfect starter home and is solid from top to bottom with a new TPO roof installed in 2022 and hassle-free brick exterior. Front and back porch have been updated, so no worries there.

Lots of convenience with its unique property lines that include a rear yard and parking space - the only one with parking. The home backs onto Grant street with access from parking space/backyard to either the basement or kitchen via the back porch. The open concept kitchen/dining room has plenty of room for a large table and island, with linoleum flooring and great circulation with entrance from front foyer and living room with pocket door. Front foyer and living room face Grand Ave and have hardwood flooring. Upstairs are three bedrooms and a good sized bathroom with tub/shower combo and built-in storage and linen closet. The basement is partially above grade with lots of daylight from front and rear windows, with a large rec room that just needs some carpet and a couple touch ups and it is ready for use. The rear half of the basement is storage space with shelving and a laundry/utility room with washer and dryer and walk-out to backyard - great for bikes and larger items. Reduce your exposure to eavestroughs, fences, crawlspaces, shingle roofs, siding and all the other problems that come with a wood framed starter home - Brick townhouses have been the logical choice in major cities for over a century. Very low taxes are the added bonus at \$155 per month for



2025. Look it over but don't overlook it!
(id:6289)

Built in 1900

Essential Information

Listing #	25022310
Price	\$259,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Year Built	1900
Type	Single Family
Sub-Type	Freehold

Community Information

Address	154 Grand Avenue East
Subdivision	N/A
City	Chatham
Province	Ontario
Postal Code	N7L1W2

Amenities

Features	Gravel Driveway, Rear Driveway
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Interior

Appliances	Dryer, Refrigerator, Washer
Heating	Natural gas Forced air, Furnace
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
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Listing Details

Listing Office	ROYAL LEPAGE PEIFER REALTY Brokerage
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