

\$885,000 - 587 Windham 13 Road, Nixon

MLS® #40755859

\$885,000

5 Bedroom, 2.00 Bathroom, 3,236 sqft

Single Family on 2.21 Acres

Nixon, Nixon, Ontario

Welcome to a rare opportunity - this spacious rural residence is offered for sale for the first time in over 30 years. Set on 2.21 acres of pristine countryside and framed by mature trees, this well-maintained property offers the perfect blend of privacy, space, and peaceful country living. The main floor features five generous bedrooms, two full bathrooms, and a convenient laundry room. Downstairs, the full basement - with its own separate entrance - presents exciting possibilities, including space for two additional bedrooms, a recreation area, or a private in-law suite. Outdoors, a detached two-car garage provides ample storage and workspace for vehicles, tools, or hobby projects. Pride of ownership is evident in every detail, from the well-cared-for interior to the expansive green space ideal for gardening, entertaining, or enjoying the outdoors. Perfectly situated just 15 minutes from both Simcoe and Delhi, you'll have quick access to shops, dining, and essential services while still savoring the calm of rural life. Lake Erie's beaches, local wineries, and craft breweries are only 20 minutes away, and the Historical Rail Trail is just five minutes from your doorstep - perfect for walking, cycling, or simply exploring nature. Whether you're looking to settle into a welcoming family home or need room to grow, this property offers unmatched versatility, comfort, and charm. A unique opportunity not to be missed. (id:6289)

Built in 1969



Essential Information

Listing #	40755859
Price	\$885,000
Bedrooms	5
Bathrooms	2.00
Square Footage	3,236
Acres	2.21
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	587 Windham 13 Road
Subdivision	Nixon
City	Nixon
Province	Ontario
Postal Code	N4B2W5

Amenities

Features	Southern exposure, Crushed stone driveway, Country residential, Sump Pump
Parking Spaces	12
Parking	Detached Garage
# of Garages	1
View	View of water

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Stove, Water softener, Washer, Hood Fan, Window Coverings
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Propane,Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior Brick
Exterior Features Landscaped

Listing Details

Listing Office Royal LePage State Realty Inc.



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