

\$1,199,900 - 29 Balsam Street, Innerkip

MLS® #40756930

\$1,199,900

4 Bedroom, 3.00 Bathroom, 3,029 sqft

Single Family on 0.51 Acres

Innerkip, Innerkip, Ontario

Nestled in the heart of Innerkip, this 4 bedroom family home is a true gem that blends modern comfort with small-town charm.

From the moment you arrive, the curb appeal shines - mature landscaping with a brick pathway leads you to the front verandah complete with sitting area. The landscaping continues in the rear yard with a stamped concrete patio, pergola, ambient lighting and 20' x 40' salt water pool and creates a back yard oasis. Perfect for summer barbecues and relaxing evenings under the stars. A generous side yard adds even more to the outdoor space - ideal for kids to play or gardening. The detached 24'x 24' workshop is a rare find - gas heated and powered for your tools and is a dream haven for hobbyists or collectors. Step inside to discover an updated kitchen, ample cabinetry and newer stainless steel appliances - a delight for any home chef. Gleaming Japanese hardwood flooring (2016) flows throughout the main living areas, lending warmth and character with its rich tones. The living and dining spaces are bright and inviting, ideal for everyday family living and entertaining guests. A finished basement with convenient walk-down access from the attached double garage offers a versatile area for movie nights, a playroom, gym or potential in-law suite. This home has been meticulously maintained with numerous upgrades, including a new furnace (2023), added insulation (2021) for energy efficiency, water softener, on demand water heater and more. Situated on a quiet street in



a family-friendly neighbourhood, you'll enjoy the small town tranquility of Innerkip while being just minutes from Woodstock and Highway 401/403 for an easy commute. Spend weekends at nearby parks, trails and the golf course or simply in your own backyard. With its move in ready condition, modern amenities and ample space inside and out, this property offers everything you need to start making family memories. Your Innerkip dream home awaits - make it yours! (id:6289)

Built in 1993

Essential Information

Listing #	40756930
Price	\$1,199,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	3,029
Acres	0.51
Year Built	1993
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	29 Balsam Street
Subdivision	Innerkip
City	Innerkip
Province	Ontario
Postal Code	N0J1M0

Amenities

Amenities	Park, Place of Worship, Playground, Schools
Utilities	Electricity, Natural Gas
Features	Southern exposure, Paved driveway, Crushed stone driveway, Gazebo, Automatic Garage Door Opener, Private Yard
Parking Spaces	9

Parking	Attached Garage, Detached Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Central Vacuum - Roughed In, Dishwasher, Dryer, Oven - Built-In, Refrigerator, Water softener, Washer, Range - Gas, Microwave Built-in, Gas stove(s), Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Hewitt Jancsar Realty Ltd.



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