

\$799,990 - 102 Vanrooy Trail, Waterford

MLS® #40758793

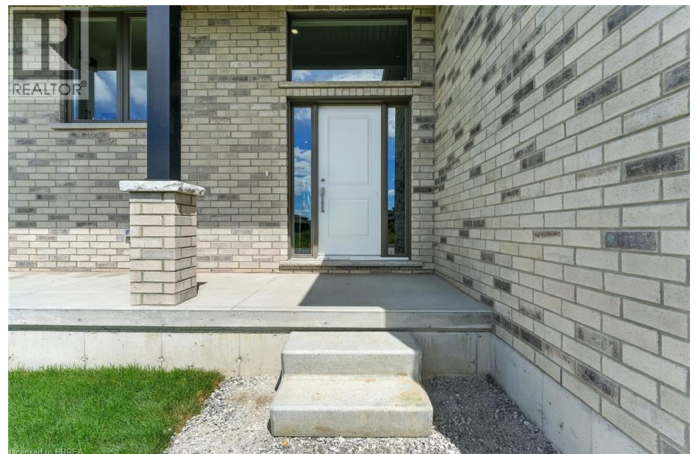
\$799,990

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Waterford, Waterford, Ontario

Welcome to Modern Comfort in Waterford! Step into this beautifully crafted two-bedroom raised ranch, proudly built by the reputable Dixon Homes Inc. Designed with both elegance and functionality in mind, this home features a modern open-concept layout that blends everyday living with effortless entertaining. From the moment you arrive, the full brick exterior and double car garage set a tone of timeless curb appeal. Inside, 9-foot ceilings elevate the sense of space and light, while luxury vinyl flooring offers style and low-maintenance living throughout the main floor. The kitchen is the heart of the home, complete with quartz countertops that continue into both bathrooms for a cohesive, upscale finish. The primary bedroom serves as a private retreat, boasting a walk-in closet and a spa-like four-piece ensuite with dual sinks. The laundry room is conveniently located on the main floor. An armor stone wall offers privacy in the rear yard, creating a secluded and comfortable environment. It extends the usable outdoor space providing an attractive area for activities or gardening. Additional features include: Covered rear deck perfect for relaxing or entertaining, sliding glass doors leading to the deck area, paved driveway with space for two additional vehicles, fully sodded yard for a lush, move-in-ready landscape, and 8'6 high basement with potential for custom finishing. But the home itself is just the beginning: Located in the charming town of Waterford, youâ€™ll enjoy the serenity of



small-town living with the convenience of nearby urban amenities. Waterford is surrounded by natural beauty and is only a short drive from Ontario’s South Coast”including Port Dover, Turkey Point, Long Point, and more. This impressive home offers modern comfort, thoughtful upgrades, and exceptional value”all in a location where community, convenience, and nature meet. Don’t miss your chance to call this beautiful property home. (id:6289)

Built in 2025

Essential Information

Listing #	40758793
Price	\$799,990
Bedrooms	2
Bathrooms	2.00
Square Footage	1,280
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	102 Vanrooy Trail
Subdivision	Waterford
City	Waterford
Province	Ontario
Postal Code	N0E1Y0

Amenities

Features	Southern exposure, Crushed stone driveway
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Brick
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Listing Details

Listing Office	Pay It Forward Realty
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