

\$839,000 - 99 Argyle Street N, Caledonia

MLS® #40765303

\$839,000

3 Bedroom, 2.00 Bathroom, 2,993 sqft

Single Family on 0.00 Acres

630 - Caledonia North West, Caledonia, Ontario

Here is your opportunity to own one of Caledonia's notable homes. Enjoy this lovely home is surrounded by gardens & shady green space. Until recently, it was also the location of The Proper Topper Bridal shop -undergoing a metamorphosis to become a lovely family home which can be used for a home-based business. The owners have thoughtfully transformed this home while respecting it's past. Boasting large principal rooms, light-filled rooms embrace a modern esthetic with neutral colours & lovely restored floors and/or engineered wood floors (carpet-free home!). Main level boasts a chef style kitchen, updated bath & incredible living room anchored with a whitewashed brick fireplace & refinished hardwood. Main floor laundry with newer washer/dryer. (Laundry hook-ups also on second level.) Restored bonus room for office or playroom. 2nd floor can be accessed by one of two staircases & has 3 generous sized bedrooms & a loft plus renovated bath with clawfoot tub & fully tiled shower. The showstopper is a double sized master bedroom oasis with windows overseeing backyard with mature shade trees. A 3rd level is a unique family room or private office with beamed ceilings, skylight, wooden floors & windows affording a view towards the Grand River. Many improvements: upgrades to all bathrooms, most newer windows, dramatic entrance door with sidelights, new wide baseboards, subway tile backsplashes, new &



restored flooring, new light fixtures & pot-lighting. Building upgrades: metal roof, newer appliances, new sump pump & drainage system in basement, recent all owned furnace, water heater & AC. You will appreciate that there are no popcorn ceilings here! Offering a place of calm in a busy world. Kick back on your cedar deck, walk to local grocery & restaurants. Stroll along the river walk or visit Jones Bakery. This home has it all! (id:6289)

Built in 1920

Essential Information

Listing #	40765303
Price	\$839,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	2,993
Acres	0.00
Year Built	1920
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	99 Argyle Street N
Subdivision	630 - Caledonia North West
City	Caledonia
Province	Ontario
Postal Code	N3W1B8

Amenities

Amenities	Park, Schools, Shopping
Utilities	Electricity, Natural Gas, Telephone
Features	Paved driveway, Sump Pump, Private Yard
Parking Spaces	4
Parking	Detached Garage

of Garages 1

Interior

Interior Features Ceiling fans
Appliances Water meter
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 3

Exterior

Exterior Vinyl siding
Exterior Features Landscaped
Foundation Block

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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