

\$825,000 - 75 Norwich Road, Breslau

MLS® #40766750

\$825,000

4 Bedroom, 3.00 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

554 - Breslau/Bloomingdale/Maryhill, Breslau, Ontario

Your backyard oasis awaits! This beautiful 4-bedroom, 3-bath family home sits in the sought-after community of Breslau, offering the perfect balance of village charm and city convenience. Built in 2008, it boasts 1,610 sq. ft. of finished living space above grade plus an unfinished walk-out basement abounding with development potential. Inside, enjoy a bright open-concept main floor with a cozy living room and a spacious eat-in kitchen with stainless steel appliances and a walkout to an elevated deck with stunning views of Breslau Park - perfect for morning coffee or outdoor dining. Upstairs offers a spacious master suite with a walk-in closet and an ensuite bath featuring a large walk-in shower. A full bathroom, three additional bedrooms and home office offer flexible space for family life on this level. The basement is a blank canvas with plenty of space for a rec room, home gym, or even an in-law suite. This two-storey home offers an inground saltwater pool, elevated deck and pool-side patio – perfect for summer entertaining. This home is ideal for growing families on a budget and work-from-home lifestyles. With no back neighbours, this rare park lot backs onto a large protected green space where your family can enjoy outdoor activities year round. Enjoy basketball, tennis, volleyball, baseball, cricket, soccer, and a playground in the summer. Winter activities include two skating rinks and a small hill for sledding. This home



is ideal for growing families on a budget who
enjoy nature or work-from-home lifestyles.
(id:6289)

Built in 2008

Essential Information

Listing #	40766750
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	75 Norwich Road
Subdivision	554 - Breslau/Bloomingdale/Maryhill
City	Breslau
Province	Ontario
Postal Code	N0B1M0

Amenities

Amenities	Airport, Park, Public Transit
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	3
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Satellite Dish, Stove, Washer, Microwave Built-in, Garage door opener
Heating	Natural gas Forced air

Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick Veneer, Other, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	RED AND WHITE REALTY INC.
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