

\$630,000 - 9 William Street S, Clifford

MLS® #40771408

\$630,000

3 Bedroom, 3.00 Bathroom, 2,384 sqft

Single Family on 0.00 Acres

Minto, Clifford, Ontario

If you are ready to move out of the city, to get away from the crowds, traffic and to escape the hustle, then it is time to enjoy countryside living! in the quit, beautiful, and friendly small town of Clifford. Here, you will find quiet neighbourhoods and friendly faces.

Conveniently located under an hour commute to Waterloo, Guelph & Owen Sound Welcome home to this 2384 ft. of living space custom-built beautifully kept semi-detached bungalow with many upgrades (you can check them on the attached sheet). Close to town amenities including a playground, downtown shopping, arena, library and walking trails It is a quick walk to downtown shopping & dining and sports in downtown Clifford, and approximately a 20 min drive to big box store shopping in Hanover & Listowel. This home is ideal for down-sizers, empty nesters, or families. The main floor with 9-foot ceilings offers a bright and open concept, live edge kitchen island. Walkout from the dining area to enjoy the covered composite deck with a natural gas BBQ hookup, perfect for your morning coffee or warm summer nights. You have your own playground in the backyard. Main floor has a spacious master bedroom with walk-in closet and 3-piece ensuite, a second bedroom and full bathroom. The linen closet has roughed in connections to washer and dryer, Downstairs, the finished basement adds more living space with a large recreation room, a third bedroom with a walk-in closet, and another full bathroom. A cold room, and



plenty of storage. Central vacuum roughed in, water softener and RO owned, central humidifier. Garage door opener. Four parking spaces in addition to garage (id:6289)

Built in 2019

Essential Information

Listing #	40771408
Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,384
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9 William Street S
Subdivision	Minto
City	Clifford
Province	Ontario
Postal Code	N0G1M0

Amenities

Amenities	Place of Worship, Schools
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum - Roughed In, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Has Basement Yes

Exterior

Exterior Brick, Stone

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC., BROKERAGE



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