

\$634,900 - 12 Miller Crescent, Simcoe

MLS® #40772815

\$634,900

3 Bedroom, 2.00 Bathroom, 2,142 sqft

Single Family on 0.11 Acres

Town of Simcoe, Simcoe, Ontario

Charming 3-Bedroom Side Split in a Prime Family-Friendly Neighbourhood! Welcome to this beautifully maintained 3-bedroom, 2-bathroom side split – the perfect place to call home for growing families or anyone looking to enjoy the best of community living. Ideally located in one of the area's most desirable neighbourhoods, you're just steps away from schools, parks, the rec centre, and the Norfolk County Fairgrounds. Inside, the bright and spacious open-concept living and dining rooms are filled with natural light, creating a warm and inviting space to relax or entertain. At the rear of the home, the functional eat-in kitchen overlooks the backyard – perfect for keeping an eye on the kids or enjoying morning coffee with a view. The main-level family room is a cozy retreat featuring a gas fireplace and a garden door walkout to your private deck – an ideal spot for summer BBQs or peaceful mornings. Upstairs, you'll find three generous bedrooms, each with large windows and great closet space. The main bathroom includes double sinks to help ease the morning rush, and a massive walk-in storage closet adds practical convenience. The finished basement offers a large rec room, perfect as a playroom, media space, or home gym, plus additional storage in the crawl space. An attached single-car garage adds even more functionality, and the spacious yard provides room to relax, garden, or play. Don't miss your opportunity to own this warm, welcoming



home in one of Simcoe's most sought-after communities â€” book your private showing today! (id:6289)

Built in 1974

Essential Information

Listing #	40772815
Price	\$634,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	2,142
Acres	0.11
Year Built	1974
Type	Single Family
Sub-Type	Freehold

Community Information

Address	12 Miller Crescent
Subdivision	Town of Simcoe
City	Simcoe
Province	Ontario
Postal Code	N3Y4R1

Amenities

Amenities	Park, Place of Worship, Playground, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Paved driveway, Automatic Garage Door Opener
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Freezer, Refrigerator, Stove, Water softener, Washer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX ERIE SHORES REALTY INC. BROKERAGE
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