

\$1,100,000 - 1822 Spragues Road, North Dumfries

MLS® #40777632

\$1,100,000

4 Bedroom, 2.00 Bathroom, 894 sqft

Single Family on 1.56 Acres

61 - Reidsville/Riverview/Shepâ€™s
Sub-division/Wrigley, North Dumfries, Ontario

Country properties like this are FAR and FEW!
Welcome to 1822 Spragues Road. Sitting on a
1.56 acre lot, this home has seen IMMENSE
upgrades throughout the past five years.

Before you even step into the home, you will
love the appeal of this redbrick bungalow with
its circular drive, landscaped front yard, and
large detached garage. Through the front door
you will be greeted by luxury vinyl plank
flooring and recessed lighting throughout the
main level. The bright and open living and
dining area offers a large window with views
out front, and is steps away from the brand
new custom kitchen featuring leathered quartz
counters, propane stove, and new dishwasher,
stove, and slim rangehood/microwave combo.

Three bedrooms with closets are located
comfortably on the main floor, and an
upgraded 4pc bathroom completes the main
living space. The finished basement area
features a 2pc bathroom (with space for a
shower), an oversized bedroom, and a
rec-area perfect for a home office, games
room, family room, or more! With multiple
storage areas including coat closets, linen
closets, pantries, and more, this home has
been designed to ensure MAXIMUM
utilization! Moving outside, the large lot is
surrounded by towering cedars offering
exceptional privacy, and the heated in-ground
saltwater pool is outfitted with multiple seating
areas for sunbathing, lounging, and even
nighttime relaxation beside the fire bowl.



Fancy a bit of “œliving off the land”•? A chicken coop, and multiple fruit trees gives you a taste of this lifestyle! The location of 1822 Spragues Road is OUTSTANDING: Situated on the Ayr school bus route, directly across from Sudden Tract Nature Trail, 3 minutes from Cambridge, 6 minutes from Ayr, 8 minutes from Paris, and 10 minutes from HWY-401. Do not miss out on the chance to purchase this move-in ready country home! Furnace/A/C (2020), Well (2021), Septic (2021), Pool (2021), Windows/Doors (2021), Attic Insulation (2020), & MORE -- ask to see our FULL list of upgrades! (id:6289)

Built in 1957

Essential Information

Listing #	40777632
Price	\$1,100,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	894
Acres	1.56
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1822 Spragues Road
Subdivision	61 - Reidsville/Riverview/Shep’s Sub-division/Wrigley
City	North Dumfries
Province	Ontario
Postal Code	N1R5S5

Amenities

Features	Conservation/green belt, Crushed stone driveway, Country residential, Gazebo, Private Yard
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Parking Spaces	10
Parking	Detached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX TWIN CITY REALTY INC. BROKERAGE-2
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