

\$799,900 - 115 Northumberland Street, North Dumfries

MLS® #40778499

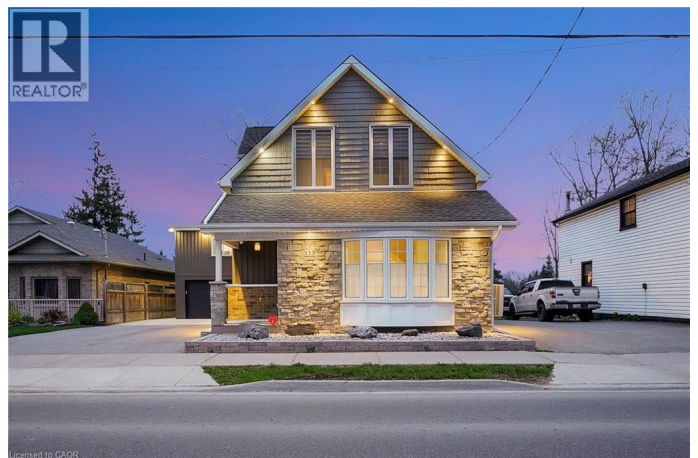
\$799,900

3 Bedroom, 2.00 Bathroom, 1,447 sqft

Single Family on 0.00 Acres

60 - Ayr, North Dumfries, Ontario

Welcome to your family's next chapter, where modern living meets small-town charm in the heart of old nostalgic Ayr. This beautifully maintained recently built home sits proudly on a 64' x 130' lot, offering exceptional space, privacy, and lifestyle. Inside discover a bright open-concept design with a chef-inspired kitchen featuring a walk-through pantry – perfect for family meals and entertaining. The home offers three (could be 4) generous bedrooms, two bathrooms, and so many thoughtful upgrades throughout, blending comfort and function seamlessly. Out back, enjoy your own private retreat with a mature, fully fenced yard, lush gardens, and a spacious rear deck ideal for gatherings. The massive 29' x 16' detached heated garage is a true standout equipped with ample power, perfect for hobbyists, trades, or anyone seeking extra workspace. This home is loaded with high-end features, including: Wi-Fi Smart light and dimmer switches throughout. On-demand hot water system. Built-in surround sound speakers in every room. Drinking water filtration and purification system, household water is softened. Multiple heating sources including in-floor radiant and a newer efficient heat pump with dual-zone climate control (upper and main levels) & living room gas fireplace. No rented equipment – full ownership peace of mind with zero monthly payments! This location couldn't be better, steps to Ayr's charming downtown, scenic walking trails, and the vibrant



community centre offering soccer, hockey, t-ball, and year-round family programs. It's a neighbourhood where kids still play outside, neighbours still wave hello, and every day feels a little like coming home. This isn't just a house, it's a lifestyle of comfort, connection, and community. (id:6289)

Built in 2015

Essential Information

Listing #	40778499
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,447
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	115 Northumberland Street
Subdivision	60 - Ayr
City	North Dumfries
Province	Ontario
Postal Code	N0B1E0

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Playground, Schools
Features	Paved driveway, Gazebo, Automatic Garage Door Opener, Private Yard
Parking Spaces	8
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Central Vacuum - Roughed In, Dishwasher, Dryer, Refrigerator, Stove,
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	Water softener, Water purifier, Washer, Microwave Built-in, Garage door opener
Heating	In Floor Heating, Boiler, Radiant heat, Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Aluminum siding, Brick
Foundation	Poured Concrete

Listing Details

Listing Office	Exit Integrity Realty
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