

\$499,000 - 5 King Street S, Port Ryerse

MLS® #40779046

\$499,000

4 Bedroom, 2.00 Bathroom, 1,788 sqft

Single Family on 0.00 Acres

Port Ryerse, Port Ryerse, Ontario

Year round living in the historic hamlet of Port Ryerse. Nestled on almost 1/2 an acre, this property was once 2 separate lots. Just minutes to the beach, this home is perfect for the outdoor enthusiast with fishing, boating & swimming nearby. Enjoy beautiful sunrises and ravine like views from the large eat in kitchen with breakfast bar, ss appliances & new gas range. With over 1700 sq ft of total finished living space, this home is perfect for retirees, first time home buyers or anyone looking to simplify their lifestyle. The main floor features new vinyl flooring throughout. living room with gas fireplace, renovated 4 pc bathroom, master bedroom & second bedroom with walkout to deck. The back deck is perfect for entertaining with access off of the kitchen as well as the 2nd bedroom. The lower level has 2 additional bedrooms, laundry room, 3 pc bathroom, large rec room area with gas fireplace & bay window overlooking the property. Sliding glass doors from this level lead out to a patio, firepit and backyard. Double attached garage with access to back deck. Parking in driveway for 4 cars + 2 spots at back of property. New 200 amp electrical panel '21, heat pump 24, ductless air conditioners & remote garage door 23, vinyl flooring '22, 2000 gallon cistern. Heated by 2 gas fireplaces, new heat pump and baseboard heating. Approximately 10 min drive to Port Dover & Simcoe, 15 min drive to Turkey Point & close to wineries and public golf courses. Rare opportunity to join this welcoming



community of Port Ryerse. (id:6289)

Built in 1994

Essential Information

Listing #	40779046
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,788
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5 King Street S
Subdivision	Port Ryerse
City	Port Ryerse
Province	Ontario
Postal Code	N3Y4K2

Amenities

Amenities	Beach, Golf Nearby, Place of Worship
Features	Ravine, Paved driveway, Automatic Garage Door Opener
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, Garage door opener
Heating	Baseboard heaters, Heat Pump
Cooling	Ductless, Wall unit
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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