

\$609,975 - 259 Metcalfe Street N, Simcoe

MLS® #40781667

\$609,975

3 Bedroom, 1.00 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

Town of Simcoe, Simcoe, Ontario

Discover this charming 3-bedroom detached bungalow, perfectly situated on a quiet street in the heart of Simcoe. Thoughtfully updated throughout, this home blends modern finishes with convenience and accessibility. At the entrance, a fantastic mudroom/sunroom sets the tone for this charming home. Step inside to find a bright, inviting layout featuring vinyl flooring throughout, a tastefully updated galley-style kitchen, and large primary suite. The lower level offers a separate entrance with laundry facilities, providing excellent potential added living space and storage. Outside, enjoy a 170-foot-deep lot with a spacious deck, patio, and plenty of greenspace - perfect for entertaining, relaxing, or letting kids and pets play. Private parking accommodates 3+ vehicles with ease, and the two sheds (with hydro) are perfect for storing all your gardening equipment. With numerous recent upgrades, including a metal roof, vinyl siding, updated electrical panel, vinyl windows, and more, this home is truly move-in ready. Ideal for empty nesters, retirees, young professionals, or small families, this is an exceptional opportunity to enjoy comfort and value in one of Norfolk County's most welcoming communities. Simcoe offers that classic small-town feel. Friendly neighbours, tree-lined streets, and local shops, while still providing easy access to daily essentials, healthcare, schools, and major amenities. Just minutes from Port Dover's sandy beaches, scenic trails, and beautiful parks, Simcoe is



ideal for anyone who loves the outdoors.
Boating, hiking, and fishing are all part of
everyday life here. (id:6289)

Built in 1936

Essential Information

Listing #	40781667
Price	\$609,975
Bedrooms	3
Bathrooms	1.00
Square Footage	1,128
Acres	0.00
Year Built	1936
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	259 Metcalfe Street N
Subdivision	Town of Simcoe
City	Simcoe
Province	Ontario
Postal Code	N3Y3Y1

Amenities

Amenities	Beach, Golf Nearby, Hospital, Park, Playground, Public Transit, Schools
Features	Paved driveway
Parking Spaces	3

Interior

Interior Features	Ceiling fans
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Community Professionals



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