

\$825,000 - 15173 Simcoe Street, Scugog (port Perry)

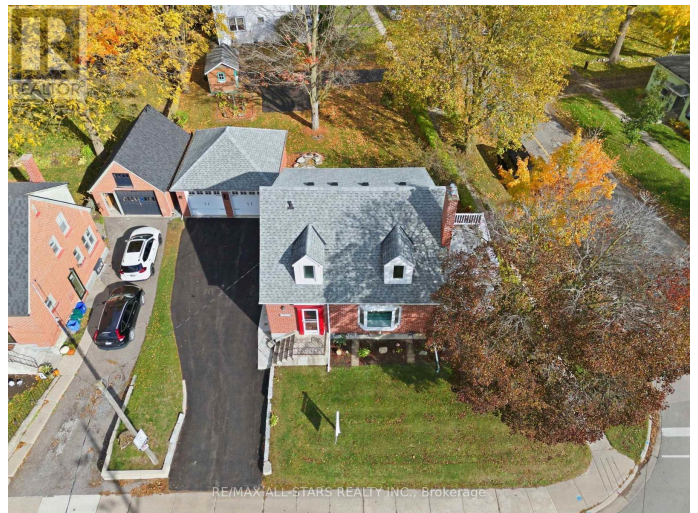
MLS® #E12477922

\$825,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Port Perry, Scugog (port Perry), Ontario

An absolute gem in Port Perry! Well maintained and shows a pride in ownership. Stately situated on a corner lot in downtown Port Perry enabling walking distance to Historic Queen Street shopping, Lake Scugog, Palmer Park, schools, churches and medical facilities. Located on the corner of Simcoe and Casimir enables a 2nd paved drive and parking area off Casimir St - loads of parking! Lovingly cared for, this home is perfect for a family, couple, someone starting out, downsizing or being in close proximity to amenities. Hardwood floors, vinyl windows, updated roof shingles, 2025 FA gas furnace and central air; freshly painted basement; updated breaker electrical panel, modern kitchen cabinets all make for convenience and less to make your own. Main floor has an L shaped living and dining area with crown molding and built in corner cabinets - not to mention a gas fireplace for cozy evenings; have your favourite beverage in south facing sunporch and enjoy the sunshine and the world going by! A walk out to a deck and back/side yard is perfect to watch your kids/grand kids; large kitchen with ample cupboard and counter space; 2 piece bath for convenience off the kitchen; the 2nd level has hardwood floors and handy built in cupboards for storage space; primary suite has access to main bath currently set up for assisted tub/shower entrance and modern finishes; a walk out to a balcony from the primary suite allows for star gazing on a clear night; The



basement is partially finished with rec room, built in desk, electric fireplace and above grade windows - an extended living area! Adjacent to the rec room is a storage/utility/laundry space leading to a handy workshop space. The double detached garage can fit 2 cars with storage above, electrical available for workshop space; a handy oversized garden shed to keep your garden tools and items from hitting the cars in the garage! Move in, make your own and enjoy Port Perry! (id:6289)

Essential Information

Listing #	E12477922
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	15173 Simcoe Street
Subdivision	Port Perry
City	Scugog (port Perry)
Province	Ontario
Postal Code	L9L1J5

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Central Vacuum, Dryer, Garage door opener, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	67.2 x 134.7 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office RE/MAX ALL-STARS REALTY INC.



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