

# \$749,000 - 52 Roth Street, Essa (angus)

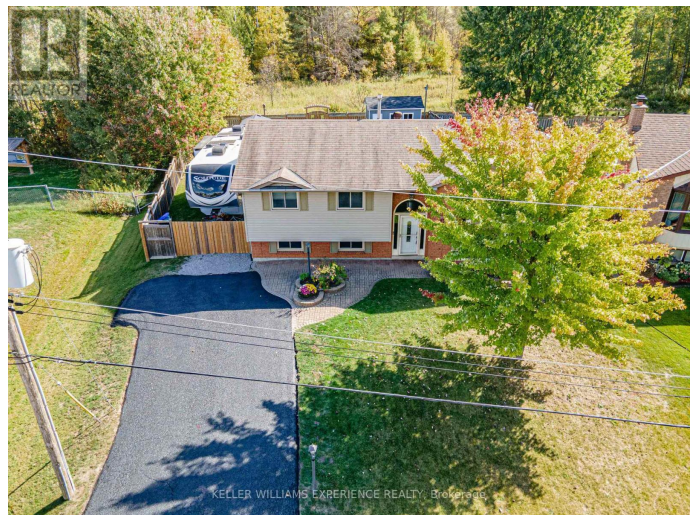
MLS® #N12449980

**\$749,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Angus, Essa (angus), Ontario

Welcome to this beautifully maintained raised bungalow with in-law potential, offering the perfect blend of comfort, space, and convenience. The bright, open-concept main floor features a spacious kitchen overlooking the dining area with a walkout to the rear deck - ideal for entertaining. A large living room with a striking bay window floods the space with natural light. The main level includes three generous bedrooms, including a primary suite with direct access to a semi-ensuite bathroom. Downstairs, the fully finished basement - with a separate entrance - boasts a massive family room with a cozy gas fireplace, a fourth bedroom, a 3-piece bathroom with heated floors, and plenty of storage. This home is fully plumbed for natural gas, including a BBQ hookup on the back deck. The oversized, fully fenced backyard backs directly onto Leclair Park, offering serene views and no rear neighbours. A detached, insulated shop equipped with a heat pump, 30-amp service, heating, and air conditioning provides the perfect space for hobbies, a workshop, or additional storage. Conveniently located within walking distance to schools, shopping, trails, and town amenities, and just a short drive to Base Borden, Alliston, and Barrie - this home has it all. Dont miss your chance to make it yours! (id:6289)



## Essential Information

|           |                 |
|-----------|-----------------|
| Listing # | N12449980       |
| Price     | \$749,000       |
| Bedrooms  | 4               |
| Bathrooms | 2.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Freehold        |
| Style     | Raised bungalow |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 52 Roth Street |
| Subdivision | Angus          |
| City        | Essa (angus)   |
| Province    | Ontario        |
| Postal Code | L3W0G7         |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Golf Nearby, Park, Schools, Fireplace(s) |
| Utilities      | Cable, Electricity, Sewer                |
| Features       | Irregular lot size                       |
| Parking Spaces | 6                                        |
| Parking        | No Garage                                |

### Interior

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Appliances      | Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                       |
| Cooling         | Central air conditioning                                     |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 1                                                            |
| # of Stories    | 1                                                            |
| Has Basement    | Yes                                                          |
| Basement        | Walk-up                                                      |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Vinyl siding, Brick          |
| Exterior Features | Landscaped                   |
| Lot Description   | 75 x 136.9 FT under 1/2 acre |
| Foundation        | Poured Concrete              |

### Listing Details

Listing Office

KELLER WILLIAMS EXPERIENCE REALTY



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