

\$925,000 - 14 Sydenham Trail W, Clearview

MLS® #S12452472

\$925,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Clearview, Clearview, Ontario

Enjoy the peace and privacy of country living in this well-kept raised bungalow, set on just under 5 acres in the friendly village of Duntroon, just a 13 minute drive to Collingwood. Surrounded by mature trees and open space, this 2-bedroom, 2-bathroom home offers a bright, south-facing living room, a semi-ensuite off the primary bedroom, two decks, including a rear deck off the kitchen/dining area overlooking the back yard. The full, partially basement has potential for a 3rd bedroom with large east and south facing windows plus loads of space for a rec room, hobby rooms, shop storage, etc...There is also a separate entrance to the basement from the attached single garage. A portion of the property is currently being cultivated for hay but certainly offers great potential for the buyer who wants a small hobby farm or to grow their own produce. The friendly community of Duntroon features a local "small" hall that hosts seasonal events and gatherings, and Duntroon is also home to one of the most beloved daycares in the Collingwood area making it a wonderful place to raise a family or enjoy a quieter pace of life. Located just minutes from Devils Glen Ski Club, Highlands Nordic, Duntroon Highlands Golf Club, and Batteaux Creek Golf Club, this is a four-season lifestyle property with exceptional recreational access. Recent updates include a new furnace (2023), new sump pump (2024), and freshly painted interior. Bell Fibe internet available. A special



opportunity to enjoy space, privacy, and true community in the heart of Duntroon. A portion of the property is currently taxed at the farm tax rate which may not be applicable under new ownership. (id:6289)

Essential Information

Listing #	S12452472
Price	\$925,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Style	Raised bungalow

Community Information

Address	14 Sydenham Trail W
Subdivision	Rural Clearview
City	Clearview
Province	Ontario
Postal Code	L0M1H0

Amenities

Amenities	Golf Nearby, Ski area
Utilities	Cable, Electricity, Electricity Connected, Wireless
Features	Wooded area, Irregular lot size, Open space, Level, Country residential, Sump Pump
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Water Heater, Dishwasher, Dryer, Oven, Stove, Washer, Refrigerator
Heating	Electric Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	235.1 x 939.9 FT 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office	Royal LePage Locations North
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