

\$859,900 - 10249 County 2 Road E, South Dundas

MLS® #X12183572

\$859,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

703 - South Dundas (Matilda) Twp, South
Dundas, Ontario

Do NOT let this one get away. Stately
FABULOUS CUSTOM 1470 sq ft NEW BUILD
(approx. 2yr) WITH FULL UNOBSTRUCTED
VIEW OF THE GALOP CANAL AND ST.
LAWRENCE RIVER SEAWAY. (owner in
process of getting river direct access and
docking privileges). VIEW THE SHIPS,
FISHERMEN AND RECREATIONAL BOATS
WHILE ENJOYING YOUR WELCOMING
FRONT PORCH AREA. LANDSCAPED,
PLANTED AND PERENNIAL BEDS. WALK
OUT BASEMENT, ALL WINDOWS EGRESS.
FULL 2 CAR GARAGE AND A CARPORT. 24
X 24 BUNKIE perfect for guests, children,
office space/ NO POWER. MAIN FLOOR
HAS DIVIDED BEDROOM AREA OFF THE
CENTER LIVING SPACE. 9 FOOT CEILINGS
AND FULL NATURAL LIGHT. BLUE VINYL
SIDING, LOW E VINYL WINDOWS, STEEL
ROOF. (SEE DOCUMENTS FOR MORE
INFORMATION). OPEN KITCHEN, DINING
AND LIVING AREA with AN ALTERNATE
HEAT SOURCE of a PROPANE FIREPLACE.
LARGE PRIMARY BEDROOM HAS WALK IN
CLOSET, AND FULL ENSUITE. MAIN FLOOR
LAUNDRY IS OFF GARAGE DOOR WHICH
ENTERS INTO THE MASTER WASHROOM
AND BEDROOM, ALLOWING PRIVACY AND
ACCESSIBILITY. GARAGE FULLY
INSULATED. LOW LOW COSTS FOR
UTILITIES. (SEE DOCUMENTS) ALL NEW
LG APPLIANCES. BASEMENT IS WALK OUT
TO GARAGE. WATERFRONT ACCESS IS



DO-ABLE THROUGH TOWNSHIP (INFO AV.). DRIVEWAY TO HIGHWAY 2. MAIL DELIVERY TO FRONT OF PROPERTY. GENERLINK HOOK UP FOR GENERATOR. YOU ARE CLOSE TO ALL AMENITIES, TRANSPORTATION INCLUDING VIA RAIL, AIRPORT AND BRIDGES TO THE USA. MINUTES FROM THE 401 AND 416 TO OTTAWA (1 HOUR). PART OF PROPERTY RE-ZONED FROM AGGREGATE TO RESIDENTIAL (INFO AV.) NOTE High Efficiency Heat Pump. MUST BE SEEN to be APPRECIATED !!! (id:6289)

Essential Information

Listing #	X12183572
Price	\$859,900
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	10249 County 2 Road E
Subdivision	703 - South Dundas (Matilda) Twp
City	South Dundas
Province	Ontario
Postal Code	K0E1K0

Amenities

Amenities	Fireplace(s)
Utilities	Wireless
Features	Irregular lot size, Sloping, Carpet Free, Sump Pump
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	River view, View of water, Unobstructed Water View

Interior

Appliances	Water Heater - Tankless, Water softener, Water purifier, Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Electric Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	150 x 150 FT 2 - 4.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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