

\$810,000 - 3410 Perth Rd 163 Road, West Perth (fullarton)

MLS® #X12229641

\$810,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Fullarton, West Perth (fullarton), Ontario

Welcome to this classic yellow brick century farmhouse nestled on a generous 121 x 239 lot, offering exceptional privacy and rural charm. This carpet-free home features 3 bedrooms and 2 full bathrooms, including a 4-piece bath on the upper level and a 3-piece bath on the main level. The heart of the home is the kitchen, complete with maple cabinets, maple flooring, a warm wood ceiling, gas stove, dishwasher, and fridge all included. The adjoining dining room leads to a versatile office currently used as a bedroom. The main floor also includes a cozy living room with maple flooring and a convenient laundry room (washer and electric dryer included, with gas hookup available). Enjoy the spacious double + garage with interior access to the laundry room. Two freezers in the garage are included. A unique walk-down entry from the garage leads to a partially finished basement featuring skylights, a rec room, propane heat, sump pump. Upstairs offers 3 bright bedrooms, all with maple flooring, and a full 4-piece bath. Additional updates and features include a new garage roof (2014), a drilled well with a new pressure tank (2024), and a septic system pumped in 2022. The front deck and gazebo were added in 2021 for outdoor enjoyment. Outdoors, the property includes a 40' x 16' drive-thru shed (built in 2021) and a unique curved-roof shed currently used as a workshop. Enjoy fibre optic internet (Quadro),



mature trees, and quiet country living just a short drive from town. If you're looking for space, character, and country charm, this home is a must-see! (id:6289)

Essential Information

Listing #	X12229641
Price	\$810,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3410 Perth Rd 163 Road
Subdivision	Fullarton
City	West Perth (fullarton)
Province	Ontario
Postal Code	N0K1N0

Amenities

Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Flat site, Lane, Lighting, Carpet Free, Gazebo
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Freezer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	None

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	121.2 x 239 FT ; 239.04' x 121.76' x 246.53' x 121.45' under 1/2 acre

Foundation

Stone

Listing Details

Listing Office

Peak Select Realty Inc



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