

\$925,000 - 313 Pratt Drive, Loyalist (amherstview)

MLS® #X12299635

\$925,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

54 - Amherstview, Loyalist (amherstview),
Ontario

Built in 2022, this beautifully upgraded detached home in Amherstview offers space, modern style, and a legal one-bedroom basement apartment perfect for multigenerational living or rental income. Situated on an extra-wide 40-foot lot backing onto greenspace, the home provides added privacy and a peaceful view. The main residence features 4 bedrooms and 2.5 bathrooms with an open-concept layout, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, and a large centre island. A double-car garage and wide driveway offer parking for four vehicles. Upstairs, the primary suite includes a walk-in closet and ensuite bath, while three additional bedrooms, a full bath, and second-floor laundry add convenience for families. The fully legal lower-level apartment has a private entrance, full kitchen with stainless steel appliances, its own laundry, and a 4-piece bathroom. Located in the growing Lakeside Ponds neighbourhood, just steps from parks, schools, and the W.J. Henderson Recreation Centre, this home combines comfort, flexibility, and income potential in a vibrant, family-friendly community. (id:6289)



Essential Information

Listing #	X12299635
Price	\$925,000

Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	313 Pratt Drive
Subdivision	54 - Amherstview
City	Loyalist (amherstview)
Province	Ontario
Postal Code	K7N0E8

Amenities

Amenities	Park, Place of Worship, Schools
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Backs on greenbelt, Lighting, Carpet Free, In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless, Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Apartment in basement

Exterior

Exterior	Stone, Vinyl siding
Lot Description	40 x 104.3 FT under 1/2 acre
Foundation	Concrete, Poured Concrete

Listing Details

Listing Office	RE/MAX FINEST REALTY INC., BROKERAGE
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