

\$589,900 - 212 Nancy Street, Dutton/dunwich (dutton)

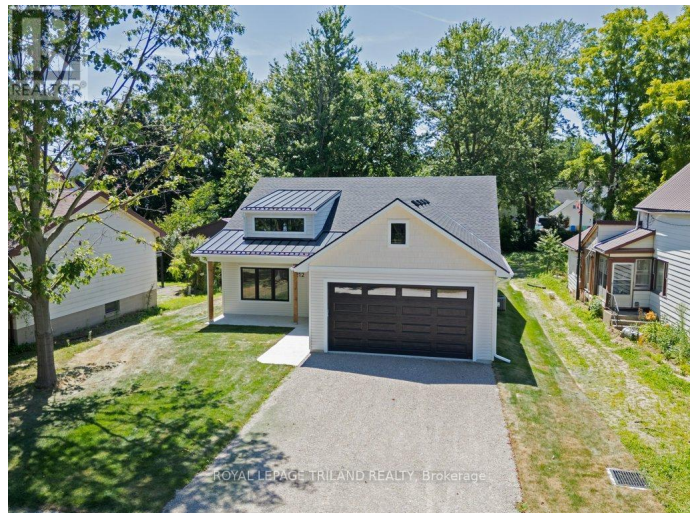
MLS® #X12304806

\$589,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Dutton, Dutton/dunwich (dutton), Ontario

This new, NO-STEP bungalow with a covered front porch sits on a spacious 165ft lot, surrounded by mature trees, and includes a \$10k fencing allowance. Offering 1,369 sq. ft. of living space, a double garage(with included asphalt driveway), and high-quality finishes, this home provides exceptional value and upgrades. Located in the growing town of Dutton, just 30 minutes from London with easy access to the 401, it blends country charm with modern convenience. Dutton offers a variety of amenities, including a community center, public school, park, sports fields, splash pad, pool, shopping, businesses at 174 Currie Rd., restaurants, a library, medical office, and Grifit gym. The home features a thoughtful layout with 9ft ceilings, a welcoming front foyer, and a mudroom with a closet, offering garage access and side yard entry. The mudroom leads to the main-floor laundry room, complete with a sink. The open-concept living, kitchen, and dining area boasts laminate floors, large windows, and a patio door that opens to the backyard. The kitchen includes quartz counters, soft-close cabinetry, a tile backsplash, an undermount sink, and a pantry closet. The primary bedroom offers a serene view of the yard, along with an ensuite featuring double sinks, a shower with a built-in seat, tile floors, and a walk-in closet. The second bedroom includes a spacious closet and is conveniently located near a linen closet and the second bathroom, which offers a tub/shower combo and tile flooring. Included with the home is an



asphalt driveway, a \$10k fencing allowance, and a Tarion Warranty. HST is included but rebated to the builder, and taxes will be assessed based on the MPAC valuation.
(id:6289)

Essential Information

Listing #	X12304806
Price	\$589,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	212 Nancy Street
Subdivision	Dutton
City	Dutton/dunwich (dutton)
Province	Ontario
Postal Code	N0L1J0

Amenities

Amenities	Schools
Utilities	Electricity, Sewer
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Microwave, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding
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Lot Description 49.2 x 165 FT|under 1/2 acre
Foundation Slab

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



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