

\$769,900 - 94 Sutherland Street W, Haldimand

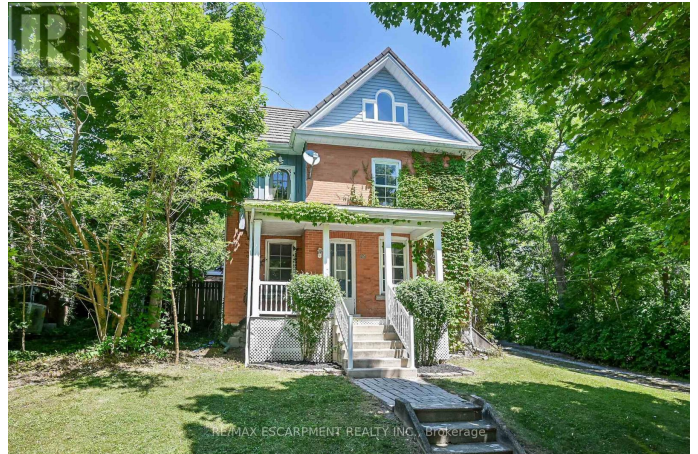
MLS® #X12305371

\$769,900

6 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Haldimand, Haldimand, Ontario

Spacious Century Home with Huge Backyard & Tons of Potential! This 2.5-storey all-brick century home has loads of original character and plenty of space to grow, with 5+1 bedrooms and a ton of opportunity to make it your own. Sitting on an extra-deep 74 x 305 ft. lot, the property includes a 24 x 32 ft. detached double garage with a workshop, plus a big backyard with a fully fenced inground pool, hot tub with gazebo, and plenty of room to enjoy the outdoors. You're just a quick walk to downtown Caledonia, steps from Centennial Elementary School, and a short walk to Kinsmen Park where you'll find a splash pad, outdoor pool, sports fields, and the beautiful Grand River. Inside, the main floor features large living and dining room with hardwood floors and beautiful trim. The eat-in kitchen features stainless steel appliances, and at the back of the house you'll find a mudroom with powder room and big pantry closet. Upstairs has three bedrooms, one with a laundry facilities, and a nicely updated 3-piece bathroom with a walk-in glass shower. The top floor adds three more bedrooms and a second full bath - great for big families or guests. Additional Info: Furnace/AC are about 12 years old, roof (12 yrs with 50 yr warranty), garage was built in 2009 with a new roof in 2012. Pool liner is 1 year old, pump is 5 years old. Hot tub is 14 years old and still going strong. The electrical system was recently inspected and certified by ESA in 2025. If you're looking for space, charm, and a chance



to make a place truly your own, this could be the one! (id:6289)

Essential Information

Listing #	X12305371
Price	\$769,900
Bedrooms	6
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	94 Sutherland Street W
Subdivision	Haldimand
City	Haldimand
Province	Ontario
Postal Code	N3W1B5

Amenities

Amenities	Park, Place of Worship, Schools, Fireplace(s)
Features	Lighting
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Water Heater, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	76.5 x 305 FT
Foundation	Stone

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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