

\$1,100,000 - 748 Coursol Road, West Nipissing (sturgeon Falls)

MLS® #X12323533

\$1,100,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Sturgeon Falls, West Nipissing (sturgeon Falls), Ontario

Live your best in this custom-built brick and stone home located in a quiet, newer neighborhood of Sturgeon Falls just steps from the hospital, schools, and shopping. Offering 2+2 bedrooms and 3 full bathrooms, this elegant, open-concept home features soaring 18ft ceilings in the kitchen and living room, creating a bright and airy atmosphere. The kitchen is appointed with beautiful maple cabinetry and porcelain tile flooring and opening to a stunning four-season sunroom through 8ft patio door providing a luxurious space to unwind year-round. It includes a hot tub and overlooks the beautifully manicured backyard perfect for relaxing in comfort no matter the season. Outside embrace a private patio or gazebo, surrounded by lush landscaping in a peaceful setting ideal for entertaining. The spacious primary suite flows into a luxurious en-suite bathroom, offering a private retreat. The main floor laundry room adds convenience to everyday living. The fully finished basement includes a large family room, summer kitchen, oversized bedroom, games room, home office, 4-piece bath, and generous utility and storage areas ideal for multigenerational living or hosting guests. The home is heated by forced air gas heat with central air. An attached 24 X 25 garage was previously used as a home business with its own exterior entry and dedicated electrical



panel, can easily be converted back into a second bay for parking. The detached 12 x 25 wired garage, and 10 x10 shed, were carefully considered and deliberately placed, along the edges of the backyard, forming a cohesive and well-planned outdoor oasis. This property stands out with its quality construction, modern upgrades, and luxury amenities. Truly a must-see designed for comfort, built to last!
(id:6289)

Essential Information

Listing #	X12323533
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	748 Coursol Road
Subdivision	Sturgeon Falls
City	West Nipissing (sturgeon Falls)
Province	Ontario
Postal Code	P2B3J5

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship, Marina, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Level, Gazebo, Sump Pump
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater - Tankless, Water Heater, Central Vacuum, Water meter, Dishwasher, Dryer,
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	Freezer, Garage door opener, Microwave, Window Coverings, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Basement	Walk-up

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	91.5 x 164.3 FT
Foundation	Poured Concrete

Listing Details

Listing Office Revel Realty Inc. Brokerage



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