

# \$749,000 - 130 Wellington Street N, Shelburne

MLS® #X12330900

**\$749,000**

6 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Shelburne, Shelburne, Ontario

This stunning 6-bedroom bungalow, artfully constructed in 2016 to redefine multi-family living with exceptional income potential. This thoughtfully designed home boasts 3 generously sized bedrooms on the upper floor, complemented by an additional 3 spacious bedrooms in a separate downstairs apartment. Ideal for extended families or savvy investors, it features two private entrances that provide complete seclusion and independence. Each level is bathed in natural light, showcasing its own fully equipped kitchen and 4-piece bath, resulting in two distinct yet harmonious living spaces. Whether you choose to maintain the separation for rental opportunities or unite them into one expansive haven, the possibilities are limitless. Located just steps away from the vibrant downtown Shelburne, this property not only promises a luxurious living experience but also serves as an attractive investment opportunity. Don't miss your chance to discover the unique flexibility and warmth this home offers. Schedule a showing today and envision your future in this remarkable space! (id:6289)

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12330900 |
| Price     | \$749,000 |
| Bedrooms  | 6         |
| Bathrooms | 2.00      |



|          |               |
|----------|---------------|
| Acres    | 0.00          |
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 130 Wellington Street N |
| Subdivision | Shelburne               |
| City        | Shelburne               |
| Province    | Ontario                 |
| Postal Code | L9V2Y1                  |

### Amenities

|                |                           |
|----------------|---------------------------|
| Features       | Carpet Free, In-Law Suite |
| Parking Spaces | 4                         |
| Parking        | No Garage                 |

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Water Heater, Dishwasher, Dryer, Two stoves, Washer, Window Coverings, Two Refrigerators |
| Heating      | Natural gas Forced air                                                                   |
| Cooling      | Central air conditioning                                                                 |
| # of Stories | 1                                                                                        |
| Has Basement | Yes                                                                                      |

### Exterior

|                 |                                |
|-----------------|--------------------------------|
| Exterior        | Stone, Vinyl siding            |
| Lot Description | 49.6 x 148.7 FT under 1/2 acre |
| Foundation      | Poured Concrete                |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | MCCARTHY REALTY |
|----------------|-----------------|



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