

# \$499,000 - 26 Farmers Avenue, Champlain

MLS® #X12337967

**\$499,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

613 - Vankleek Hill, Champlain, Ontario

DOUBLE LOT IN VKH ! Welcome to 26 Farmers Avenue a detached bungalow full of potential, located in a quiet, family-friendly neighborhood. This charming freshly painted home features an attached double garage and a spacious main floor layout with three bedrooms, a full bathroom, and convenient main floor laundry. The basement is ready for your next project and already includes a second full bathroom a great starting point to add living space, a guest suite, or a recreation area tailored to your needs. Enjoy the comfort of forced air natural gas heating, central air conditioning, and the added peace of mind of a Generac generator system. Outside, the private backyard offers a serene retreat on a double lot, complete with a beautiful pond filled with stunning koi fish perfect for relaxing or entertaining .Whether you're looking to create your dream home or invest in a property with strong potential, this one is worth a look. Book your showing today and explore the possibilities! (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12337967     |
| Price     | \$499,000     |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |

|          |          |
|----------|----------|
| Sub-Type | Freehold |
| Style    | Bungalow |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 26 Farmers Avenue   |
| Subdivision | 613 - Vankleek Hill |
| City        | Champlain           |
| Province    | Ontario             |
| Postal Code | K0B1R0              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Stove                    |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| Fireplace    | Yes                      |
| # of Stories | 1                        |

### Exterior

|                 |                |
|-----------------|----------------|
| Exterior        | Vinyl siding   |
| Lot Description | 127 x 131.8 FT |
| Foundation      | Block          |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | EXIT REALTY MATRIX |
|----------------|--------------------|



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