

# \$239,900 - 3314 Flinton Road, Addington Highlands

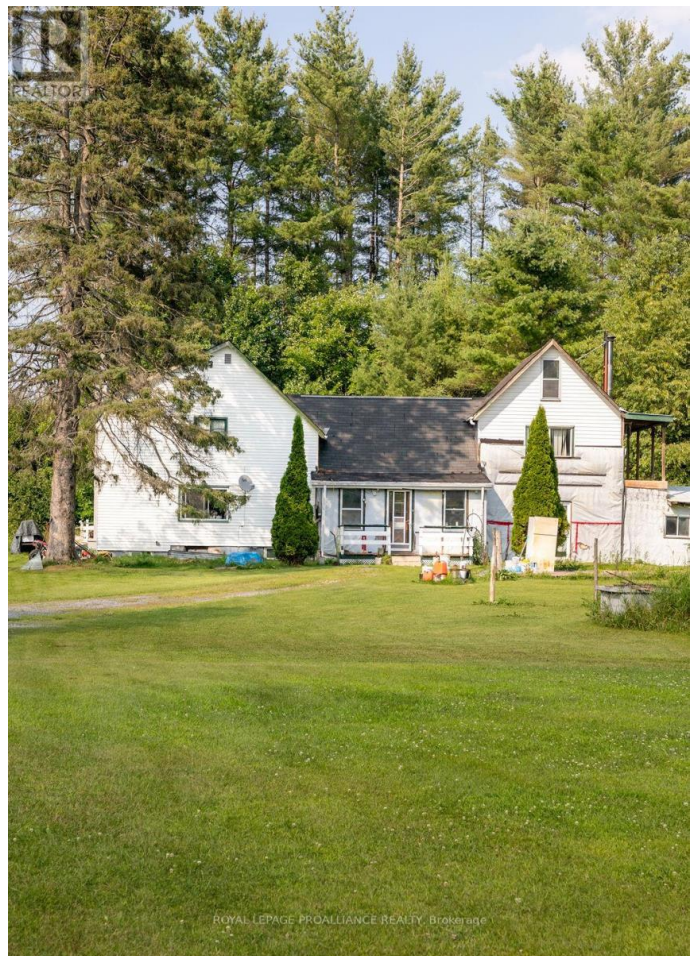
MLS® #X12342236

**\$239,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Addington Highlands, Addington Highlands,  
Ontario

Welcome to this charming property located just outside the hamlet of Flinton that offers a unique opportunity for versatility and personalization. Situated on nearly a full acre (.92 acres) of flat yard space, the property is well suited to those who enjoy outdoor living and homesteading. Presently, the house has been divided into two separate units-great for multi-generational living or as an investment property offering supplemental income to help offset mortgage payments. It could also be easily opened up to create a spacious single-family home, depending on your needs and vision. A handyman's special and ideal fixer-upper for those looking to add their personal touch, the house includes three bedrooms (with potential for a fourth) and two bathrooms. Outside, there's a large established garden beside a handy wooden shed for tools and garden utensils, plus a chicken coop for fresh eggs and farm-to-table living. Last and hardly least, there's a detached garage nicely distanced from the house with a workspace that's ideal for the mechanic, welder, small machine enthusiast, or just plain fixer. Complete with a pit to safely stand under the vehicle while you work, a long tool bench, a wood stove, and an adjoining room with an industrial compressor, it's a space with so many possibilities-including the option to convert into additional rental or studio space. With its historic charm, income potential, and promising possibilities, this



property presents a fantastic opportunity for investors or homeowners eager to craft their unique space on a beautiful country lot.  
(id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12342236     |
| Price     | \$239,900     |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3314 Flinton Road   |
| Subdivision | Addington Highlands |
| City        | Addington Highlands |
| Province    | Ontario             |
| Postal Code | K0H1P0              |

Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Golf Nearby, Fireplace(s)                       |
| Utilities      | Electricity                                     |
| Features       | Wooded area, Irregular lot size, Flat site, Dry |
| Parking Spaces | 11                                              |
| Parking        | Detached Garage, Garage                         |
| # of Garages   | 2                                               |

Interior

|              |                            |
|--------------|----------------------------|
| Appliances   | Water Heater               |
| Heating      | Electric Baseboard heaters |
| Cooling      | None                       |
| Fireplace    | Yes                        |
| # of Stories | 2                          |

Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | 384.6 x 160.8 FT 1/2 - 1.99 acres |
|-----------------|-----------------------------------|

FoundationStone

Listing Details

Listing OfficeROYAL LEPAGE PROALLIANCE



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