

\$625,000 - 45 Percy Street, Cramahe (colborne)

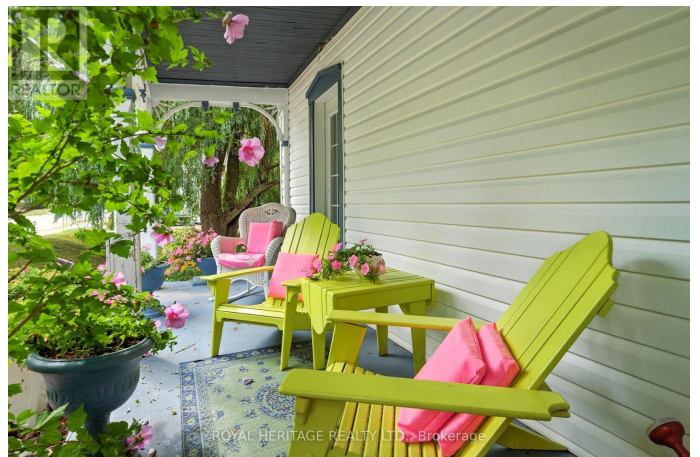
MLS® #X12343577

\$625,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Colborne, Cramahe (colborne), Ontario

Beautifully maintained and full of character, this stunning century home offers the perfect blend of heritage and functionality. With 5 spacious bedrooms and 2 full bathrooms, theres plenty of room for a large family, home office, or creative hobby spaces. Soaring ceilings, elegant Victorian trim, and generous principal rooms make it ideal for both everyday living and entertaining. The main floor laundry adds everyday convenience, while two staircases and unique architectural features enhance the homes historical allure. A bright and inviting family room with walk-out to a large deck is perfect for summer gatherings, and the charming front porch invites you to unwind in peaceful surroundings. Expansive Lot with Versatile Double Garage. Situated on a rare in-town lot of over half an acre with full municipal services, the property offers endless outdoor enjoyment. The oversized double garage is perfect for a workshop, hobbies, or storing ATVs, lawn equipment, and all your toys. The sprawling yard is ideal for entertaining, with ample room for gardens, kids play areas, or future landscaping projects. Unbeatable Location for Lifestyle & Commuting Located just 2 minutes to Hwy 401, commuting is easy, with Via Rail in 20 minutes and GO Bus access in 30 minutes. The charming village of Colborne with its quaint shops, schools, and local amenities is within easy walking distance. Enjoy outdoor recreation with Wicklow Beach and Little Lake just 10 minutes away, or take a short drive to



Cobourgs iconic beach, Presquile Provincial Park, or the wine and culture-rich Prince Edward County. This one-of-a-kind property offers space, character, and convenience in a welcoming small-town setting perfect for families, commuters, and anyone seeking a blend of rural beauty and urban access.

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Essential Information

Listing #	X12343577
Price	\$625,000
Bedrooms	5
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 Percy Street
Subdivision	Colborne
City	Cramahe (colborne)
Province	Ontario
Postal Code	K0K1S0

Amenities

Amenities	Schools
Utilities	Cable, Electricity, Sewer
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	None

of Stories 2

Exterior

Exterior Vinyl siding
Lot Description 96 x 295 Acre
Foundation Stone

Listing Details

Listing Office ROYAL HERITAGE REALTY LTD.



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