

\$699,500 - 85695 St. Helens Line, **Ashfield-Colborne-Wawanosh (west Wawanosh)**

MLS® #X12360600

\$699,500

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Wawanosh,
Ashfield-Colborne-Wawanosh (west
Wawanosh), Ontario

Nestled on a spacious .6 acre lot, this character-filled 2 storey home offers the perfect blend of classic charm and modern conveniences. You'll feel at ease and welcome the moment you enter the door. Featuring generous living spaces that are flooded with natural light bouncing off the gleaming floors, this home really shows the loving care invested. The house flows so wonderfully you'll just want to explore and enjoy the beauty each room has to offer. The home boasts a gorgeous kitchen with lots of cabinets, granite countertops, stainless steel appliances and opens up to the spacious dining area which is big enough for large gatherings with family and freinds. There is both a living room and a family room on the main level and a recreation room on the lower level. This can truly be a family or multigenerational home with space for everyone. There is a 4 pc wheelchair accessible bath on the main level and on the second level there is a 3 piece bath and 4 large bedrooms. The home has air-conditioning and a back-up generator to ensure your comfort. Opportunities to connect with nature exist everywhere. Listen to the birds while sitting on the covered front porch, stargaze while relaxing on the back yard stone patio or watch the fish in the stream. If gardening is your passion, there is lots of room



for that in the back yard. The detached workshop/shed is a bonus! This is perfect for the hobbyists, entrepreneurs, or anyone in need of additional storage or workspace. Municipal zoning allows many different types business opportunities on this property as well. The shop is heated and has cement floors throughout. So much more could be written about the features, conveniences and upgrades but the best thing to do is come see it for yourself. You'll be glad you did! (id:6289)

Essential Information

Listing #	X12360600
Price	\$699,500
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	85695 St. Helens Line
Subdivision	West Wawanosh
City	Ashfield-Colborne-Wawanosh (west Wawanosh)
Province	Ontario
Postal Code	N0G2H0

Amenities

Amenities	Park
Features	Irregular lot size, Backs on greenbelt, Waterway, Wheelchair access, Sump Pump
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
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Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood, Stone
Lot Description	155 x 165.2 FT ; irregular 1/2 - 1.99 acres
Foundation	Poured Concrete, Stone

Listing Details

Listing Office Century 21 In-Studio Realty Inc.



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