

\$729,900 - 3460 Shannonville Road, Tyendinaga (tyendinaga Township)

MLS® #X12360988

\$729,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Tyendinaga Township, Tyendinaga
(tyendinaga Township), Ontario

The Trifecta Family Country Oasis.

Welcome to 3460

Shannonville Rd, a rare property offering three distinct living spaces on a beautiful 1.12-acre country lot ideal for a growing family, multi-generational living, or income potential.

Living Space No. 1 - The main home is a raised bungalow with 1,900+ sq. ft. all on one level. Bright open-concept kitchen, dining, and living room with fireplace, walk-out to a raised patio overlooking your private acreage perfect for a pool, hot tub, or custom landscaping.

Brand new plank flooring. Three spacious bedrooms and two full bathrooms Quality-built, one-owner home, lovingly maintained.

Living Space No. 2 - The lower level w/ separate outside entrance ideal for flexibility and privacy. Oversized entertainment area with a full 4-piece bathroom and 1 bedroom (with space to add a 2nd) Potential for a full in-law suite with room for a custom kitchen & laundry. Perfect as an extended family retreat, rental unit, or home business hub.

Living Space No. 3 - 148 Tracey Road (ADU Potential) A 32' x 60' = 1,900+ sq. ft. detached building with its own separate address. Ready to be converted into an Additional Dwelling Unit (ADU) or custom-built dream space. Imagine a modern home with 2



bedrooms, 2 baths, custom kitchen, living & dining space, and laundry all overlooking your scenic 1 + ACRE property. The Province, Region, and Municipality are all encouraging ADU development, making this a wonderful family retreat + business, studio, and/or workshop, the possibilities are endless.
(id:6289)

Essential Information

Listing #	X12360988
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	3460 Shannonville Road
Subdivision	Tyendinaga Township
City	Tyendinaga (tyendinaga Township)
Province	Ontario
Postal Code	K0K2Y0

Amenities

Amenities	Hospital, Fireplace(s), Separate Heating Controls, Separate Electricity Meters
Utilities	Electricity
Features	Irregular lot size, Flat site, Sump Pump
Parking Spaces	17
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Dishwasher, Dryer, Garage door opener, Range, Stove, Washer, Refrigerator
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Heating	Oil Radiant heat
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Basement	Separate entrance

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	207.5 x 231.7 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office RE/MAX QUINTE LTD.



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