

\$749,000 - 160 Main Street, Melancthon

MLS® #X12361716

\$749,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Melancthon, Melancthon, Ontario

This property offers a rare combination of comfort, opportunity, and small town charm. With C1 Commercial zoning, it provides flexibility as a family home, income property, or business location. The main floor residence includes three bedrooms and two bathrooms with thoughtful updates such as new kitchen cabinets, repurposed lighting, and a recently installed furnace and heat pump (2023). Natural light flows through the home, while upgrades like blown in attic insulation (2024) and added soundproofing create efficiency and comfort. A large back deck extends the living space outdoors for relaxing or entertaining. At the front of the home is a self contained one bedroom, one bathroom unit that adds valuable versatility. It is currently home to a long term resident who enjoys the space and would be happy to stay, offering steady income for buyers who wish to offset costs. It could also work well for extended family, guests, office use or to run your business. The lot measures 66 by 264 feet (0.4 acres) and includes a barn or workshop with its own electrical panel, multiple parking spaces, and a fully fenced yard. Utilities are efficient with natural gas, a dug well with UV system, and updated electrical and mechanical systems. Recent improvements bring peace of mind, including a new electrical panel (200 amp, 2023), new exterior doors (2024), blown in attic insulation (2024), a rebuilt deck (2025), and well maintained windows and roof. Located just minutes from Shelburne, this



home is close to schools, shops, and amenities while offering quick access to hiking, biking, and skiing at Mansfield Outdoor Centre, the Bruce Trail, and Dufferin County Forests. Local highlights like Lennox Farms and Primrose Elementary are nearby as well. Whether you are looking for your first home with space, downsizing from something larger, an investment property, or a place to combine home and business, 160 Main Street offers endless possibilities. (id:6289)

Essential Information

Listing #	X12361716
Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	160 Main Street
Subdivision	Rural Melancthon
City	Melancthon
Province	Ontario
Postal Code	L0N1J0

Amenities

Amenities	Fireplace(s)
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water Heater, Water Treatment, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Wood
Lot Description	66 x 264.1 Acre
Foundation	Stone

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC.



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