

\$799,000 - 307 1st Avenue S, Arran-Elderslie

MLS® #X12374740

\$799,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Arran-Elderslie, Arran-Elderslie, Ontario

Opportunity is knocking with this brand-new custom-built home in Chesley & the price already includes HST. This is modern living with small-town charm. Step inside to discover where the kitchen, dining & living areas flow seamlessly together. Patio doors from both the dining room & the primary bedroom open to a large back deck. The kitchen is beautifully designed with a large center island that has room for bar stools, making it a natural spot for coffee, casual meals, or gathering with friends & family. The primary bedroom is complete with a walk-in closet & a three-piece ensuite featuring a soaker tub. The spacious second bedroom is across the hall & is served by a four-piece bath. Main floor laundry adds convenience, while the mudroom area, ideal for dropping coats, boots & backpacks, connects directly to the heated & insulated oversized single-car garage. The walkout lower level expands the living space with a large 3rd bedroom, a den that works as a home office or toy room, & a huge family room with access to the backyard. You'll also find a full bathroom, a storage room & a large utility room, ensuring there is plenty of space for both living & storage. Beyond the home, life in Chesley offers the best of both worlds. It's a welcoming small town, yet it's filled with conveniences that make day-to-day living easy. Families will love the arena for skating & hockey nights, the swimming pool & splash pad for summer fun, & the local parks & river. If you're looking for an active lifestyle, you



can't go wrong here, which also offers a curling club, skate park & tennis courts. Add in grocery stores, a pharmacy & several restaurants, you'll find everything you need right here. With Tarion warranty included, this home combines the peace of mind of new construction. Whether you are looking for a place to raise a family or a quieter community to enjoy a slower pace, this home is designed for comfort, convenience & easy living. *photos with furniture are virtually staged. (id:6289)

Essential Information

Listing #	X12374740
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	307 1st Avenue S
Subdivision	Arran-Elderslie
City	Arran-Elderslie
Province	Ontario
Postal Code	N0G1L0

Amenities

Utilities	Natural Gas Available
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning

# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding, Stone
Lot Description	69.7 x 230 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Summit Group Realty Brokerage
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