

\$610,000 - 100 Walden Drive, Shelburne

MLS® #X12410809

\$610,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Shelburne, Shelburne, Ontario

Welcome to 100 Walden Drive, at Shelburne Towns known as "The Waters" Model (1529 sq. ft.) On site reference is Lot 3. Brand new and nearly complete, this bright and spacious 1,529 sq. ft. townhome offers modern living in the heart of Shelburne. Steps up to the covered front porch leads into a welcoming foyer with a double closet and convenient 2-piece powder room. The open-concept main floor features a stylish kitchen, dining, and living area with large above-grade windows, a walkout, and contemporary finishes throughout. Backing onto the scenic Dufferin Rail Trail, this home is perfect for walking, biking, and enjoying nature just steps from your door. Upstairs, you will find a convenient laundry area, three generously sized bedrooms, and two bathrooms. The primary suite boasts a 3-piece en-suite and a spacious walk-in closet. Also located within walking distance to downtown amenities, schools, parks, and restaurants. This home combines modern comfort with everyday convenience. The inviting covered front porch leads into a welcoming foyer with a double closet & 2-piece powder room. The open-concept main floor features a stylish kitchen, dining, and living area with large above-grade windows, a walkout, and contemporary finishes throughout. Backing onto the scenic Dufferin Rail Trail, this home is perfect for the avid outdoor enthusiast with great walking, biking, and nature just steps from your door. Upstairs, you will find a convenient laundry area, three



generously sized bedrooms, and two bathrooms. The primary suite boasts a 3-piece en-suite and a spacious walk-in closet. This unit has a WALK-OUT from the basement. and with its impressive 8'6 ceiling height, it offers excellent finishing potential, including rough-ins for a 4-piece bath, second laundry, and kitchen. Easy access from Highway 89 to the GTA and cottage country!! Overall a great property with many great features!! .The assessed value is based on the vacant land and is subject to reassessment. (id:6289)

Essential Information

Listing #	X12410809
Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	100 Walden Drive
Subdivision	Shelburne
City	Shelburne
Province	Ontario
Postal Code	L9V3Y1

Amenities

Amenities	Park, Place of Worship, Schools
Features	Level lot
Parking Spaces	2
Parking	Garage
# of Garages	1
View	View

Interior

Appliances	Water Heater - Tankless, Water meter
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Basement	Walk out

Exterior

Exterior	Brick, Vinyl siding
Lot Description	10.8 x 36.5 M
Foundation	Concrete

Listing Details

Listing Office CENTURY 21 MILLENNIUM INC.



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