

\$800,000 - 455 Butler Road, Clarence-Rockland

MLS® #X12413800

\$800,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

607 - Clarence/Rockland Twp,
Clarence-Rockland, Ontario

Unique country home with legal apartment, wood cooking stove and much more. Welcome to 455 Butler This 1990-built, extensively and thoughtfully upgraded brick bungalow creates a home that balances charm, character, comfort, and opportunity. Nestled on a large, fenced and tastefully landscaped lot along a quiet road, it offers peace and seclusion while keeping amenities within easy reach. Some of these amenities include English Catholic Elementary/High School, Prescott-Russell recreation trail, & Lavine Natural Forest. The main house includes 3 bedrooms, 2 bathrooms and an office, a functional family layout, and a professionally installed wood cooking stove just off the kitchen. A unique 2017 addition provides both his and her entrances, including a mudroom with a spacious closet, while the bright 4-season sunroom extends the living space year-round. The fully finished, legal basement apartment (2018) features 1 bedroom and 1 bathroom and own laundry, complete with soundproofing, interior and exterior access, and excellent potential for rental income or multi-generational living. For added flexibility, the home can also be converted back to a traditional bungalow layout. Additional highlights of this property include an interlock driveway, an insulated garage, and an oversized carport with a concrete slab, offering plenty of options for parking and storage. The home is further enhanced with a durable metal roof, both front



and back porches for outdoor enjoyment, and practical upgrades such as an insulated 60-gallon water tank, a French drain, and a dry well for peace of mind, also a UV water System & HRV. (id:6289)

Essential Information

Listing #	X12413800
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	455 Butler Road
Subdivision	607 - Clarence/Rockland Twp
City	Clarence-Rockland
Province	Ontario
Postal Code	K0A2A0

Amenities

Features	In-Law Suite
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Other Forced air
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	150 x 200 Acre
Foundation	Concrete

Listing Details

Listing Office EXP REALTY



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