

# \$1,195,000 - 18105 Farlinger Drive, South Glengarry

MLS® #X12454268

**\$1,195,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

723 - South Glengarry (Charlottenburgh) Twp,  
South Glengarry, Ontario

## EXECUTIVE HOME IN FARLINGERS POINT.

Located just east of Cornwall, this waterfront subdivision offers a rare opportunity to own a home in a highly sought-after area where properties rarely come on the market. This 1930 sq.ft custom built bungalow with full stone exterior has many custom features (too numerous to mention), making this home truly one-of-a-kind. The main floor living area includes a kitchen with custom finished cabinets, stone counters and opens to an eating area with patio doors to a spectacular private three season sunroom plus a private outside deck area. The formal living room is warmed by a gas fireplace and located just off of the front entrance, as is the formal dining room. The master bedroom is located in a quiet area of the home and features a walk-in closet and a full 5pc ensuite bath. Located in the other wing of the home, are two spacious additional bedrooms with a full 4 pc bathroom for guests or family. The basement is finished with a full kitchen area for entertaining or family gatherings, plus a spacious, naturally bright family room, a full 3pc bathroom, and a bright 4th bedroom or guest room. The home also features a full double finished garage with an interior entrance to the home. When you enter the home, there's a 2pc washroom, plus a separate laundry area, before entering the home's main floor living area. This one owner home has been extremely well maintained and can be available for possession just in time to



enjoy the Christmas holidays this year. Seller requires SPIS signed & submitted with all offer(s) and 2 full business days irrevocable to review any/all offer(s). Seller requires SPIS signed & submitted with all offer(s) and 2 full business days irrevocable to review any/all offer(s). (id:6289)

### **Essential Information**

Listing #	X12454268
Price	\$1,195,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### **Community Information**

Address	18105 Farlinger Drive
Subdivision	723 - South Glengarry (Charlottenburgh) Twp
City	South Glengarry
Province	Ontario
Postal Code	K6H5R5

### **Amenities**

Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, In-Law Suite
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

### **Interior**

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

**Exterior**

Exterior	Stone
Exterior Features	Landscaped
Lot Description	111 x 202.9 FT
Foundation	Poured Concrete

**Listing Details**

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