

# \$1,249,900 - 40764 Forks Road, Wainfleet (marshville/winger)

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MLS® #X12454663

**\$1,249,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

879 - Marshville/Winger, Wainfleet  
(marshville/winger), Ontario

Welcome to 40764 Forks Road, located in the serene community of Wainfleet. This charming turn key 4 bedroom, custom built home offers a great combination of curb appeal and functionality. Recent renovations include new flooring and paint throughout, new siding, fascia and soffits, main floor bathroom, painted staircase and cabinets in laundry room and stainless steel appliances including built in dishwasher in the kitchen. The upper level features three spacious bedrooms and an additional full washroom, all filled with natural light. The main level includes a cozy family room with wood stove, an additional bedroom, and another full washroom offering excellent potential for creating an in-law suite or separate living area. The private backyard provides a serene space to relax by the pond or entertain. Nestled on a 12 acre lot with a circular driveway and parking for 10 cars, this home is beautifully landscaped with spectacular perennial gardens and 1400 trees planted before the house was built in 1980. Bonus barn structure can also be used as a workshop with hydro and water already hooked up. What are you waiting for, why not make this your dream home today? (id:6289)



## Essential Information

Listing #	X12454663
Price	\$1,249,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	40764 Forks Road
Subdivision	879 - Marshville/Winger
City	Wainfleet (marshville/winger)
Province	Ontario
Postal Code	L0S1V0

### Amenities

Amenities	Place of Worship, Schools, Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Flat site, Lighting
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Garage door opener remote(s), Water Heater, Water meter, Blinds, Dishwasher, Dryer, Garage door opener, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Aluminum siding, Brick
Exterior Features	Landscaped
Lot Description	800.7 x 800 FT 10 - 24.99 acres
Foundation	Concrete

### Listing Details

Listing Office

CENTURY 21 MILLENNIUM INC.



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