

# \$319,900 - 12 Ash Street, South Stormont

MLS® #X12457417

**\$319,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

715 - South Stormont (Osnabruck) Twp, South Stormont, Ontario

Welcome to 12 Ash Street in the peaceful village of Newington! This spacious 4-bedroom, 2-bath home offers incredible potential for families, first-time buyers, or investors alike. The flexible floor plan includes a main-floor office/den, a bright living room, and a large dining area perfect for family gatherings or entertaining guests. The eat-in kitchen features convenient main-floor laundry, with plenty of room to personalize or modernize to your taste. Upstairs, you'll find generous bedrooms, including one loft-style one that could also be ideal for a playroom, studio, or private retreat. Enjoy morning coffee on the front enclosed sun porch, or unwind on the rear deck overlooking the oversized 122 x 132 ft lot great for kids, pets, or gardening. Newer windows, a steel roof, propane furnace (2017), and an above-grade septic system (installed approx. 2008, filter replaced in 2017). While the interior shows its age, everything is fully functional offering a solid foundation to move in now and update over time. Located in a quiet rural village setting, Newington is conveniently situated less than an hour to Ottawa, 25 minutes to Cornwall, and just 15 minutes to Hwy 401. With low property taxes (under \$1,700/year) and plenty of outdoor space, this is a great opportunity to own a detached home for the price of a condo! Bring your vision, add your finishing touches, and make this charming country home your own or invest, rent, and flip for long-term gain.



Affordable. Peaceful. Full of potential.  
Welcome home to Newington! (id:6289)

### Essential Information

Listing #	X12457417
Price	\$319,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	12 Ash Street
Subdivision	715 - South Stormont (Osnabruck) Twp
City	South Stormont
Province	Ontario
Postal Code	K0C1Y0

### Amenities

Utilities	Cable, Electricity
Parking Spaces	2
Parking	No Garage

### Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
# of Stories	2

### Exterior

Exterior	Aluminum siding
Lot Description	122 x 132 Acre
Foundation	Stone

### Listing Details

Listing Office	EXP REALTY
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