

# \$1,079,999 - 9 Woodland Road, Amaranth

MLS® #X12460825

**\$1,079,999**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Rural Amaranth, Amaranth, Ontario

Spacious 3 + 1 bedroom brick home, minutes to Shelburne in an enclave of beautiful executive country estates. 2 acre fenced yard with tall mature trees. Covered stone entrance freshly painted multi-level home offers ample space for a growing family. Finished lower level with wood stove, office and 4th bedroom offers walkout to stone patio. 3 large bedrooms including the primary bedroom with ensuite and closet. Tranquil rural setting yet close to town. 2 car garage with entry to the home. Numerous upgrades with contemporary finishes, newer shingles, california shutters, remote exterior lighting and generator. **\*\*Extras\*\*** water purification equipment, water softener (o), jacuzzi tub. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12460825     |
| Price     | \$1,079,999   |
| Bedrooms  | 4             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9 Woodland Road |
| Subdivision | Rural Amaranth  |
| City        | Amaranth        |

|             |         |
|-------------|---------|
| Province    | Ontario |
| Postal Code | L9V3N6  |

## Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Utilities      | Cable, Electricity                                |
| Features       | Cul-de-sac, Wooded area, Flat site, Lighting, Dry |
| Parking Spaces | 14                                                |
| Parking        | Attached Garage, Garage                           |
| # of Garages   | 2                                                 |

## Interior

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Water Heater, Water softener, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                                                                      |
| Fireplace    | Yes                                                                                                         |
| Has Basement | Yes                                                                                                         |
| Basement     | Walk out                                                                                                    |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Aluminum siding, Brick |
| Exterior Features | Landscaped             |
| Lot Description   | 199.8 x 432.3 FT       |
| Foundation        | Poured Concrete        |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | ROYAL LEPAGE RCR REALTY |
|----------------|-------------------------|



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