

\$1,050,000 - 17026 Myers Road, South Stormont

MLS® #X12463510

\$1,050,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

716 - South Stormont (Cornwall) Twp, South Stormont, Ontario

Impressive 2024 custom-built 4-bedroom bungalow offering approximately 1670 Sq.Ft. of living space, set on a beautiful 7.5-acre country lot. Built on a full ICF foundation with 9' basement ceilings and equipped with a Generac backup generator capable of powering two homes, this property combines craftsmanship and efficiency throughout. The open-concept main level showcases a stylish kitchen with birch soft-close cabinetry, built-in double oven/microwave, large centre island, and coffee bar, flowing seamlessly to a bright living room with custom entertainment unit and access to a covered rear porch. The 1250 Sq. Ft. triple attached garage impresses with in-floor heating, arena lighting with three dedicated breaker zones perfect for shop work. Heating is supplied by an outdoor remote Heatmor wood furnace and or propane that also provides domestic hot water and in-floor radiant heat to both the home and garage. Additional highlights include over-insulated attic, in-floor basement heating with separate garage access, pre-run conduits for future Fibe/internet, gas BBQ hookups, full home network wiring, multiple Wi-Fi boosters, and a security system with backup power. Approval for secondary dwelling or shop therefore well and septic are designed for future expansion with a second driveway in place making this an exceptional opportunity to enjoy modern country living with superior utility systems and thoughtful design. Please



allow 24hr irrevocable on all offers. (id:6289)

Essential Information

Listing #	X12463510
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	17026 Myers Road
Subdivision	716 - South Stormont (Cornwall) Twp
City	South Stormont
Province	Ontario
Postal Code	K0C2A0

Amenities

Features	Irregular lot size, Guest Suite
Parking Spaces	13
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Oven - Built-In, Range, Water Heater, Microwave, Oven
Heating	Forced air
Cooling	Central air conditioning, Air exchanger
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	280.6 x 1313.7 FT 5 - 9.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office

RE/MAX AFFILIATES MARQUIS LTD.



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