

\$899,900 - 132 Western Avenue, Drummond/north Elmsley

MLS® #X12464254

\$899,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

903 - Drummond/North Elmsley (North Elmsley) Twp, Drummond/north Elmsley, Ontario

Welcome to 132 Western Avenue, where craftsmanship meets modern luxury. This beautifully designed 2,539 sq. ft.+/- residence offers a rare blend of comfort, elegance, and efficiency. All of which is set on an estate lot in the desirable Pines subdivision. Outside, the home's privacy and curb appeal shines, with its mature trees and manicured stone entry way, only allowing a glimpse of the homes timeless elegance. Step inside to discover the warmth of in-floor radiant heating throughout, creating an inviting atmosphere year-round. The open-concept main living area features a soaring 13 ft. vaulted ceiling, flooding the space with natural light and offering a gas line ready for your dream fireplace centerpiece. The chef's kitchen is a true showstopper, boasting custom wild cherry cabinetry, granite countertops, and premium Thermador appliances, a perfect combination of function and style for both everyday living and entertaining. Retreat to the spacious primary suite, where you'll find a luxurious ensuite bathroom with an air massage tub, while two additional bedrooms and a versatile den provide ample space for family, guests, or a home office. The attached, heated, oversized garage boasts ample storage space, convenience and comfort through every season. This residence is more than just a



home, it's an elevated lifestyle. Tucked away in a tranquil, family-friendly neighbourhood, it offers the perfect blend of refined living and quiet retreat, all just minutes from the abundant amenities and charm of Smiths Falls. (id:6289)

Essential Information

Listing #	X12464254
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	132 Western Avenue
Subdivision	903 - Drummond/North Elmsley (North Elmsley) Twp
City	Drummond/north Elmsley
Province	Ontario
Postal Code	K7A4S4

Amenities

Utilities	Cable, Electricity
Features	Irregular lot size, Sloping
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water softener, Water Heater - Tankless, Water Heater, Dishwasher, Dryer, Microwave, Oven, Stove, Washer, Wine Fridge, Refrigerator
Heating	Natural gas Radiant heat
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Hardboard, Stone
Exterior Features	Landscaped
Lot Description	240.7 x 374.4 FT ; Irregular 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office SOLID ROCK REALTY INC., BROKERAGE



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