

\$1,100,000 - 1822 Spragues Road, North Dumfries

MLS® #X12469236

\$1,100,000

3 Bedroom, 2.00 Bathroom,
Single Family on 211.50 Acres

N/A, North Dumfries, Ontario

Country properties like this are FAR and FEW! Welcome to 1822 Spragues Road. Sitting on a 1.54 acre lot, this home has seen IMMENSE upgrades throughout the past five years.

Before you even step into the home, you will love the appeal of this redbrick bungalow with its circular drive, landscaped front yard, and large detached garage. Through the front door you will be greeted by luxury vinyl plank flooring and recessed lighting throughout the main level. The bright and open living and dining area offers a large window with views out front, and is steps away from the brand new custom kitchen featuring leathered quartz counters, propane stove, and new dishwasher, stove, and slim rangehood/microwave combo.

Three bedrooms with closets are located comfortably on the main floor, and an upgraded 4pc bathroom completes the main living space. The finished basement area features a 2pc bathroom (with space for a shower), an oversized bedroom, and a rec-area perfect for a home office, games room, family room, or more! With multiple storage areas including coat closets, linen closets, pantries, and more, this home has been designed to ensure MAXIMUM utilization! Moving outside, the large lot is surrounded by towering cedars offering exceptional privacy, and the heated in-ground saltwater pool is outfitted with multiple seating areas for sunbathing, lounging, and even nighttime relaxation beside the fire bowl. Fancy a bit of "living off the land"? A chicken



coop, and multiple fruit trees gives you a taste of this lifestyle! The location of 1822 Spragues Road is OUTSTANDING: Situated on the Ayr school bus route, directly across from Sudden Tract Nature Trail, 3 minutes from Cambridge, 6 minutes from Ayr, 8 minutes from Paris, and 10 minutes from HWY-401. Do not miss out on the chance to purchase this move-in ready country home! Furnace/A/C (2020), Well (2021), Septic (2021), Pool (2021), Windows/Doors (2021), Attic Insulation (2020), & MORE -- ask to see our FULL list of upgrades (id:6289)

Essential Information

Listing #	X12469236
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	211.50
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1822 Spragues Road
Subdivision	N/A
City	North Dumfries
Province	Ontario
Postal Code	N1R5S5

Amenities

Features	Conservation/green belt, Gazebo
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water Heater, Water softener, Blinds, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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