

\$799,900 - 1 Hughson Street, North Dumfries

MLS® #X12484049

\$799,900

3 Bedroom, 1.00 Bathroom,
Single Family on 206.10 Acres

N/A, North Dumfries, Ontario

"PRIME INFILL OPPORTUNITY" in the Heart of Branchton! A rare and highly sought-after 1 acre parcel located within the quiet, established village of Branchton, ideal for builders, investors, or small-scale developers seeking their next infill project. With frontage that supports the potential creation of an additional -acre lot (buyer to verify), this property offers exceptional flexibility for future development. The site features a well-kept home that provides income potential while planning your build-out, along with mature trees and wide open space that lend themselves perfectly to a boutique new-home enclave or custom executive residence. Whether you're an infill builder seeking prime land, families looking to join together and build two homes for multi generational living, or a savvy investor looking for an appreciating asset with multiple exit strategies, 1 Hughson Street presents a rare opportunity in a location where properties of this size seldom come to market. Each potential 1/2 acre lot would offer generous space and natural surroundings. It could provide holding income or a place to live or perhaps build an addition while planning your development vision. This 3-bedroom home offers a kitchen that features solid oak cabinetry, ample cupboard space, a convenient breakfast bar, and stainless steel appliances. Large dining area & family rm, with the primary bedrm on main floor and 5pcs main bath. A bright and functional mudroom with durable vinyl click floor. The finished basement



showcases rustic character with an exposed stone wall,cozy shag carpet,and a walk-up providing easy access to the outdoors.The detached double car garage/workshop is heated with propane,hydro and concrete floor.Branchton is a hidden gem- just minutes from Cambridge and approx 30 mins from Hamilton/Burlington. Prime location "Country in the City"With strong buyer demand for new construction in the area and limited supply of buildable lots, this is an opportunity that rarely surfaces! (id:6289)

Essential Information

Listing #	X12484049
Price	\$799,900
Bedrooms	3
Bathrooms	1.00
Acres	206.10
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1 Hughson Street
Subdivision	N/A
City	North Dumfries
Province	Ontario
Postal Code	N0B1L0

Amenities

Amenities	Schools
Features	Backs on greenbelt, Conservation/green belt
Parking Spaces	13
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Garage door opener remote(s), Central Vacuum, Water softener, Dishwasher, Dryer, Garage door opener, Stove, Washer,
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	Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete, Stone

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC.



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