

\$775,000 - 412112 Southgate Side Rd 41, Southgate

MLS® #X12487126

\$775,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Southgate, Southgate, Ontario

Enjoy the best of country living with modern updates in a beautiful natural setting. Tucked on the edge of Holstein on over 1 acre, this well updated raised bungalow offers the perfect blend of privacy, charm, and functionality. Enjoy the long, tree-lined driveway as you approach the home, surrounded by nature and country tranquility. The recent exterior upgrades such as new siding, soffit, fascia, eavestroughs and rear deck all give this home a fresh, modern look that's sure to impress. Step inside to the spacious foyer which is ideal for welcoming friends and family. The interior has been thoughtfully updated since 2024 with new flooring, fresh paint, modern lighting, updated kitchen hardware, and more. The open-concept main floor features a unique offset wall design that makes this home stand out from cookie-cutter layouts of new builds. The kitchen offers generous counter space, a large island, and easy flow into the dining and living areas. The modern lighting allows for a dimmed evening lighting mode for movie night, relaxing with friends or for the night when you need a glass of water. The primary bedroom includes ensuite privileges to the main bath, while a large second bedroom and convenient main-floor laundry add to the home's functionality. Downstairs, discover a large family room with wood stove that is perfect for relaxing on cold winter nights. Two more large bedrooms, a second bathroom, and bonus storage under the foyer provide flexibility of



use. The large basement windows with this design make it feel more like the main floor level. Step outside to enjoy the back deck overlooking the large yard for gardening, fun, or simply enjoying the fresh air. It features an oversized single-car garage, large shed/workshop, and the lot layout offers potential to add a shop or extend the garage. Bordered by a scenic maple forest, this property offers the perfect balance of seclusion and accessibility just minutes to Mount Forest. (id:6289)

Essential Information

Listing #	X12487126
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	412112 Southgate Side Rd 41
Subdivision	Southgate
City	Southgate
Province	Ontario
Postal Code	N0G2A0

Amenities

Amenities	Park, Place of Worship, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Sloping, Flat site, Conservation/green belt, Dry, Sump Pump
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Oil Forced air
Cooling	None, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	200 x 244 Acre 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker WIN Realty



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