

Cross Property Client Full

3505 HWY 535 HIGHWAY
St. Charles, ON P0M 2W0
 District of Sudbury/Rural Sudbury/St. Charles

Residential/Single Family/For Sale
Active

Price: \$365,000



MLS®#:	126467	Bedrooms (AG/BG):	3 (3/0)
List Date:	15-May-2018	Bathrooms (F/H):	2 (1/1)
Type:	Detached	Sqft Below Grade:	0
Style:	2 Storey	Sq Ft. Unfinished	
Sqft Above Grade:	2,200	# Rooms:	11
Sq Ft Finished:	2,200	Recreational:	No
Sq Ft Source:	Public Records	Year Built/Desc:	1982/Completed / New
New Construction:	No	Lot Front:	2,009.00
Title/Ownership:	Freehold	Lot Depth:	
Fronting On:	West	Lot Size/Acres:	25-49.99 Acres/40.28
Lot Front:		Access:	Municipal road, Year Round
Road Access Fee:		Garage Spaces/Type:	2.0/Detached
		Driveway Spaces/Type:	8/Private Triple+ Wide, Other/Gravel
		Waterfront:	No
		WF Exposure:	

Public Remarks: Pride of ownership is clearly evident from the moment you arrive at this 40 acres hobby farm. This 3 bedroom, 1 1/2 bathroom home has been tastefully cared for and lovingly upgraded both inside and out. The main floor boasts large Living Room with lots of natural light, hardwood floors and Dutch West Vermont Casting Air Tight Wood Stove for chilly winter nights. The country Kitchen will charm the most discerning home chefs with ample prep space, skirted farm sink, breakfast bar and plenty of cupboard space both practical and decorative. Kitchen is open to dining area, so as not to miss the fun when entertaining. Main floor is finished off by a bright and cozy Sunroom. The second floor has three spacious bedrooms all with ample closet space. Once outside you will be amazed at the beauty of this property.., barn with horse stalls, chicken coop, work shop, drive shed, groomed trails, pond. The list is endless of features and upgrades. This is one of St. Charles' finest hobby farms.

Directions: HWY 535 TO SOP

Interior Features

Interior Features: **Central Vacuum, Main Floor Laundry, Upgraded Insulation, Washer/Dryer Hookup, Water Heater Owned**
 Basement: **Crawl Space/None/** Fireplace: **Wood Stove**
 Heat Primary/Sec: **Baseboard, Woodstove, Other (see remarks)/Airtight Stove, In-Floor, Radiant**
 HVAC: **None** Foundation: **Brick**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: **East** Pool: **Above Ground**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Level, Marsh, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Metal** Yr Roof Replaced:
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
 Water Treatment: **Iron/Mineral Filter**
 Exterior Features: **Deck(s), Porch, Privacy**
 Other Structures: **Shed, Workshop, Other (see Remarks)**
 Site Influences: **None**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Pool Equipment, Satellite Dish, Window Coverings Please see chattel list for all inclusions.**
 Exclusions: **Please see chattel list for all exclusions.**

Tax Information

Roll#:	520400000212302	Local Improve Fee/Comments /	
Pin#:	734640031	Zoning:	RES
Assessment \$/Year:	\$193,000/2018	Survey/Year:	No
		Taxes/Year:	\$2,689/2018
		Survey Type:	

Legal Description: **PCL 3819 SEC SES; PT LOT 1 CON 2 JENNINGS PT 1 35R6120; ST. CHARLES, DISTRIC OF SUDBURY**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	31'6"x11'	Hardwood floor
Dining Room	M	11'6"x11'	Hardwood floor
Kitchen	M	14'5"x10'8"	Tile Floors
Sunroom	M	13'x12'	Laminate
Mud Room	M	7'3"x7'	Tile Floors
Master Bedroom	2	11'3"x12'7"	Carpet Free, Jetted Bathtub, Tile Floors, Walk-in Closet, Other
Bedroom	2	9'x16'	Laminate, Vinyl Flooring
Bedroom	2	10'x7'6"	Laminate
Laundry Room	M	7'6"x10'	
Bathroom	2	10'x10'	4-Piece, Heated Floor, Tile Floors
Bathroom	M	7'6"x10'	2-Piece

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220

Client Full Report

Date Printed: 05/29/2018

Prepared By: JENNIFER STILSON, Broker

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