Prepared by: KIMBERLEY SPENCER, Salesperson REAL ESTATE HOMEWARD, BROKERAGE

21 Glen Watford Rd, Cobourg, ON K9A4S4 289-251-4907

Printed on 11/06/2019 9:29:30 AM List: \$275,000 For: Sale

1777 Percy St

Cramahe Ontario K0K1M0

Cramahe Castleton Northumberland

SPIS: N Taxes: \$2,814.00 / 2019 DOM: 85

Detached Front On: E Link: N Acre: < .50 2-Storey

Washrooms: 2 1x2xMain, 1x4x2nd

Lot: 139.3 x 114.67 Feet Irreg:

Dir/Cross St: Percy Street/ County Road 25

MLS#: X4546710 Contract Date: 8/13/2019 PIN#: 51234025

Possession Date: 9/02/2019 Possession Remarks: Flexible

Kitchens: Fam Rm: Υ Drive:

Basement: Unfinished Fireplace/Stv:

Heat: Forced Air / Gas

Central Air A/C:

Central Vac:

100+ Apx Age:

Apx Sqft: Assessment: POTI ·

POTL Mo Fee: Elevator/Lift:

Laundry Lev: Main

Phys Hdcap-Eqp:

olon bato. O/OL/2010							
	Exterior:	Wood	Zoning:	Res			

Private Detached / 1.0

Gar/Gar Spcs: **Drive Park Spcs:** 3 Tot Prk Spcs: 4.0

UFFI:

Pool: None **Energy Cert:**

Cert Level: GreenPIS:

Prop Feat: Library

Rms: 16

Bedrooms: 8

Cable TV:

Hydro: Υ Gas: Υ Phone:

Water: Well Water Supply: Dug Well Sewer: Septic Heritage

Spec Desig: Farm/Agr:

Waterfront: Retirement: Ν

Oth Struct: Barn

	/s Hucap-⊑qp	•				
#	Room	<u>Level</u>	Length (ft)	Width (ft)	<u>Description</u>	
1	Living	Main	17.25	x 14.50	Hardwood Floor	
2	Kitchen	Main	17.48	x 11.15	W/O To Garden	
3	Dining	Main	18.50	x 13.32	Bay Window	
4	Games	Main	14.01	x 12.99	B/I Bar	
5	Den	Main	13.32	x 9.32	Double Doors	
6	Sitting	2nd	18.34	x 11.32		
7	Sunroom	2nd	20.01	x 7.68	South View	
8	2nd Br	2nd	13.42	x 10.17		
9	3rd Br	2nd	14.01	x 8.50		
10	4th Br	2nd	11.32	x 9.35		
11	5th Br	2nd	10.99	x 9.51		
12	Master	2nd	19.42	x 13.32	Staircase	

Client Remks: Step Back In Time To The "Oriental Hotel" Of Castleton! Italianate Design, Dental Mouldings, Extra Wide Stair Case, Huge Principal Rooms And Soaring Ceilings! Recently Painted In A Lovely Heritage Blue. This Fantastic 6-8 Bedroom Home Has 12 Foot Ceilings, Huge Principal Rooms, Sunroom, Wood Floors, Great Mouldings, A Bar (Yes, You Read That Right), Main Floor Laundry, Gorgeous Wide Staircase, Metal Roof, Fenced Yard Ton Of Perennials.

Extras: Barn Studio/Garage, Private Drive, Natural Gas Heating, Heritage Designation And Free High Speed Internet. Fridge Stove Washer. Being Sold In "As Is Where Is" Conditon.

Listing Contracted With: REAL ESTATE HOMEWARD, BROKERAGE Ph: 416-698-2090