

104458

Property No: 194480



499137 CONCESSION 6 N
Annan, ON, N0H 1B0

5 Bedrooms
3 Bathrooms
1,635 Square Feet

\$619,000



Home for Sale

Country living at its best. Beautiful 2 year old bungalow in Annan area, 10 minutes to Owen Sound. Spacious foyer leads to an open concept living/dining/kitchen area. 3 bedrooms, 2 baths, a large mud room/laundry offers ample closets and custom built storage/bench. 9' ceilings, upgraded trim work and Mennonite custom cabinetry add to the features. Spacious rear deck complete with glass railings to enjoy the countryside views. Walkout basement features large family room with propane fireplace, 2 bedrooms, 3 piece bathroom and additional storage and mechanical/ultilty rooms. The lower level walkout offers a covered patio area with timber frame accents. A detached 19 X 24 garage/workshop is also offered on this 1.9 acres parcel of land! A short drive to Coffin Ridge Winery and scenic trails.



Royal LePage Locations
North Brokerage

(800) 886-4713

Estimated Mortgage Rate

\$2,457 / month

based on 20% down at 3.44

Annan
Home for Sale



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Ontario, N0H 1B0

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[MoveMe.To/id/104458](https://www.movemeto.com/MoveMe.To/id/104458)

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Rooms

Bedroom	Ground level	9' 10" x 10' 0"
4pc Bathroom	Ground level	9' 6" x 6' 10"
3pc Ensuite bath	Ground level	8' 8" x 8' 0"
Laundry room	Ground level	10' 0" x 10' 0"
Kitchen/Dining room	Ground level	22' 0" x 12' 9"
Foyer	Ground level	8' 8" x 8' 0"
Bedroom	Ground level	12' 0" x 14' 0"
Bedroom	Ground level	11' 0" x 12' 0"
Bedroom	In between	13' 6" x 12' 0"
3pc Bathroom	In between	7' 3" x 7' 6"
Utility room	In between	20' 0" x 10' 0"
Exercise room	In between	9' 0" x 10' 0"
Storage	In between	10' 6" x 13' 6"
Family room	In between	22' 0" x 23' 0"
Bedroom	In between	10' 4" x 10' 4"

Additional Features

Cooling: Central air conditioning

Fireplace: Other - See remarks (Propane)

Foundation: Poured Concrete

Exterior: Vinyl siding

Appliances: Central Vacuum, Washer, Dishwasher, Stove, Dryer, Refrigerator, Window Coverings



Listing provided by HOMELIFE BAYSIDE REALTY LTD Brokerage. To schedule a viewing call (800) 886-4713 and ask about Listing ID 104458.