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1565 ROUTE 101



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## PROPERTY OVERVIEW

Great opportunity with over 12 acres of land backing onto the Rusagonis stream. Use the entire acreage for yourself as there is a 2-storey home and large barn on the property or subdivide off some of the lands for extra building lots.

The home offers 4 bedrooms and 2.5 bathrooms with lots of living space on the main level. Here you will find a spacious kitchen and dining room with extra large windows letting in lots of natural light, white cabinetry, and gorgeous exposed beams in the ceiling. Hardwood flooring flows into the main living room and family room making lots of room for everyone in the family. A laundry area and half bathroom complete this floor.

Hardwood flooring continues up into the 2nd level where you will find 4 bedrooms, a main bathroom, and an ensuite off the primary bedroom. The basement is partially finished with a huge rec room, utility room, and ample unfinished storage space that awaits your finishing touch.



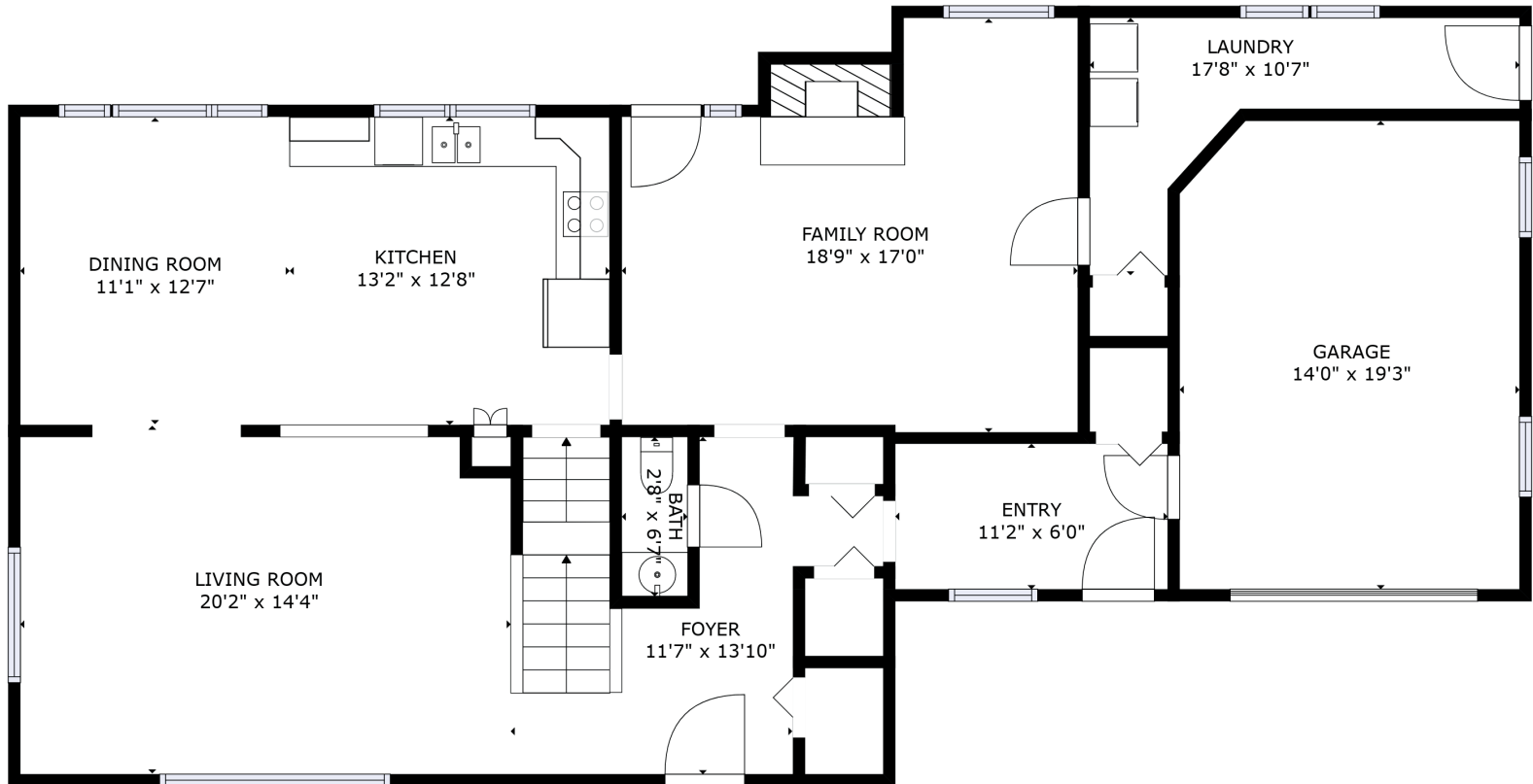
## KEY FEATURES & UPDATES

- Two-storey family home
- Hardwood flooring
- XL two-door barn
- Surrounded by mature trees
- 8 minutes (10km) from Costco
- Over 12 acres of waterfront land
- Potential subdivision opportunity
- Four bedrooms on the second level
- Primary bedroom with ensuite bathroom
- Attached 1.5-car garage

Property Taxes: \$2699.75 (2023)



# Main Level



GROSS INTERNAL AREA  
FLOOR 1: 1161 sq. ft, FLOOR 2: 1302 sq. ft  
FLOOR 3: 1063 sq. ft, EXCLUDED AREAS:  
GARAGE: 265 sq. ft  
TOTAL: 3526 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



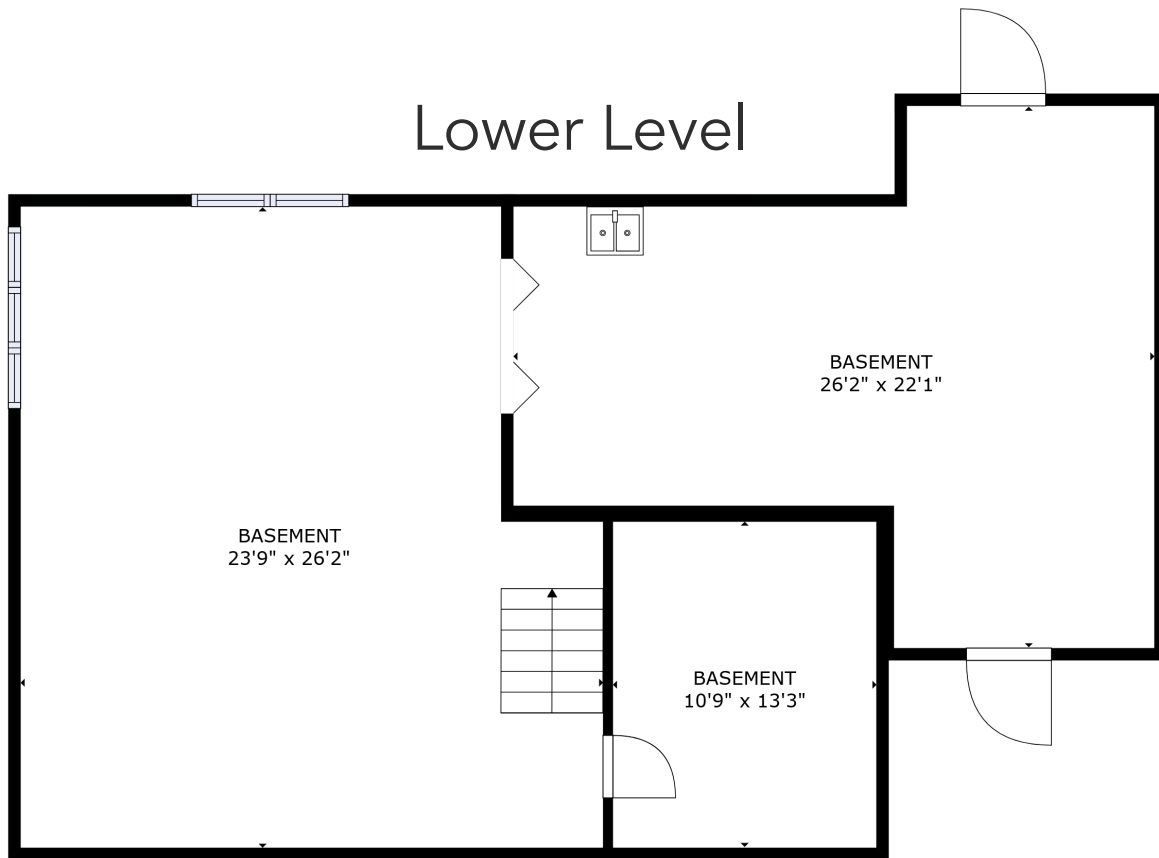
FLOOR 2



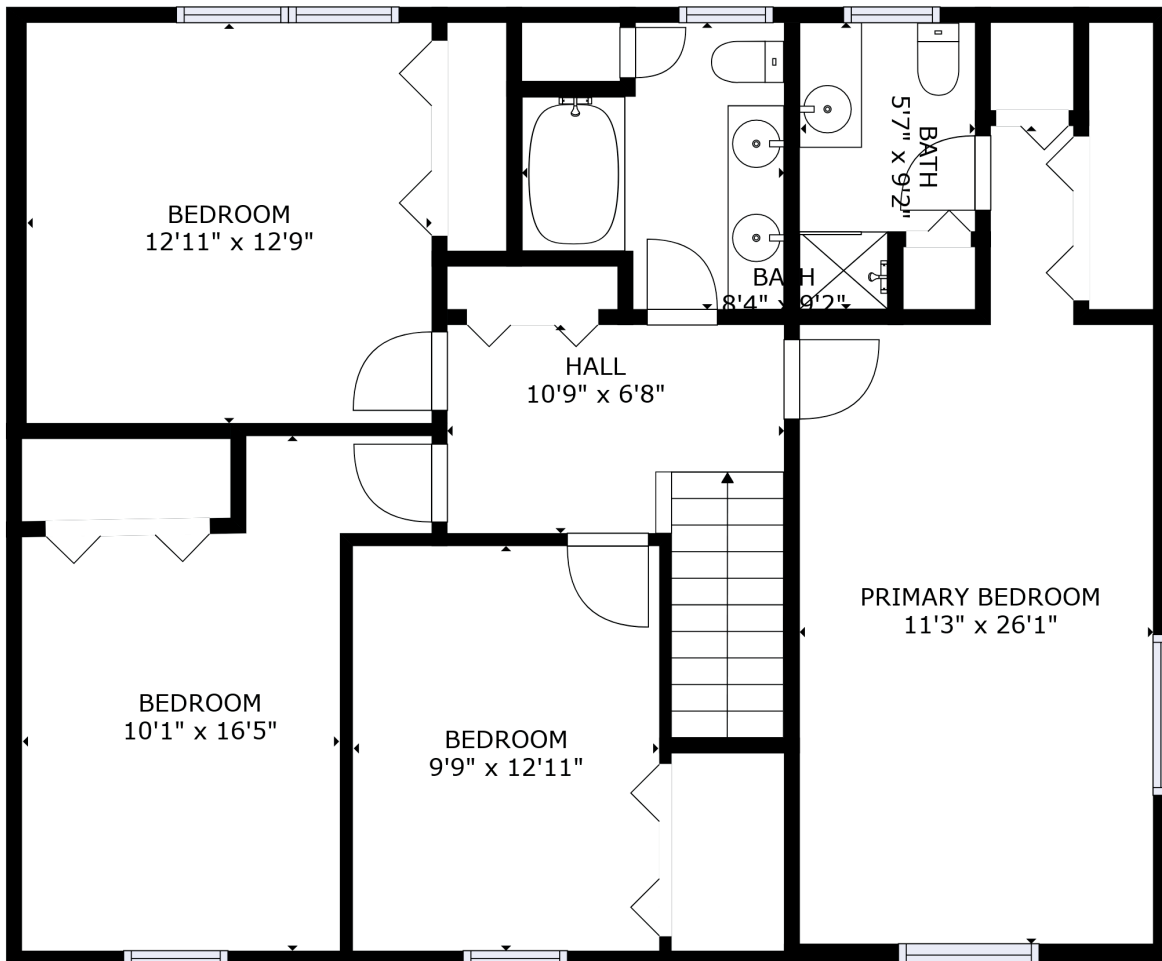
Take a virtual tour:  
[rightchoice.link/1565route101MP](https://rightchoice.link/1565route101MP)



## Lower Level



## Upper Level







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