

# \$875,000 - 1010 BEARD FARM Trail

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## Listing ID: 40522733

**\$875,000**

3 Bedrooms, 3 Bathrooms, 1 acres

Single Family

1010 BEARD FARM Trail, Coldwater,  
Ontario, L0K1E0

Are you searching for a quiet area? Located near Coldwater, with easy access to a major highway for those who commute, this all brick raised bungalow, is the perfect country home. First time on the market, this beautiful well built home features a large open concept living, dining, kitchen area with all kitchen appliances, an island for extra counter space, patio doors out to a large deck overlooking the private back yard, and a stone finished electric fireplace in the living area. The main floor offers 2 large bedrooms with the primary bedroom featuring a walk-in closet and 4-pc bathroom, and a 2-pc powder room. The fully finished basement offers a large rec room perfect for entertaining, a 3rd bedroom, a 3-pc bathroom (shower), laundry facility, large storage, and the utility room. There's an attached double car garage with inside entry, a second driveway with space to park your camper or larger vehicles, new shingles in 2022, and a combined electric/wood furnace. If you want a piece of country, with over 1 acre of land, privacy, this home is what you've been waiting for! Call today - this beauty is looking for a new owner. (id:50245)

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Listing Office:Buy The Shores of Georgian Bay Realty Inc. Brokerage