

\$529,000 - 222 MAIN Street

Listing ID: 40608300

\$529,000

3 Bedrooms, 2 Bathrooms, 0.32 acres

Single Family

222 MAIN Street, Burk's Falls, Ontario,
P0A1C0

Built in 2018 and nestled in the heart of Burk's Falls, just 20 minutes north of Huntsville, this energy-efficient home offers a harmonious blend of comfort and sustainability. Designed with meticulous attention to detail, this three-bedroom, one and a half bath residence stands out with its superior insulation: R80 in the attic, R50 in the floor, and R40 within the 12-inch thick walls, all contributing to remarkably low heating costs. The home's thoughtful layout begins with a convenient main driveway that leads directly to the front door, supplemented by a lower drive accessing an under-house storage area, ideal for lawn equipment and more. This versatile space can be enclosed, insulated and heated, ensuring year-round usability. Inside, the single-floor living design creates an open flow between the kitchen, living, and dining areas, fostering a close-knit family environment. The primary bedroom features a private two-piece ensuite offering the possibility to add a shower. The main bathroom, centrally located, includes laundry facilities for added convenience. Situated on an expansive 1/3-acre lot, the property offers privacy and ample outdoor space, complete with a fire pit for gatherings and activities. The home's HRV (Heat

\$529,000 - 222 MAIN Street

Recovery Ventilation) system ensures a constant supply of fresh air, maintaining a healthy indoor environment. Additional highlights include a robust 200 amp electrical service, municipal water and sewer connections, and routine garbage and recycling collection. Families will appreciate the proximity to the local elementary school, easily accessible by foot. Combining energy efficiency, modern conveniences, and comfort, this home represents an exceptional opportunity for those seeking a well-designed, cost-effective, and eco-friendly living space.
(id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 28/06/2024 04:32:22 PM

Listing Office:Re/Max Professionals North, Brokerage, Huntsville