

# \$499,000 - 27 JOHN Street

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## Listing ID: 40613241

**\$499,000**

3 Bedrooms, 2 Bathrooms, 1850

Single Family

27 JOHN Street, Burk's Falls, Ontario,  
P0A1C0

EXCEPTIONAL RANCH STYLE BUNGALOW WITH A CLASSIC COUNTRY CHARM. This 3 bedroom 1850 sq/ft Bungalow is extremely Good Value situated on a 100x 200 lot on a dead end street with lots of privacy. Featuring a spacious Kitchen with Corian counter tops, stainless steel appliances with a separate eating area. Sliding glass door opens out onto an extensive covered deck with 2 ceiling Fans and lights. Perfect for relaxing and all your entertaining needs. Separate Dining Room, Open Living Room with Wood Burning Fireplace, and a large Main floor family room for TV watching and games. Hardwood Floors throughout with 3 Very spacious Bedrooms plus 2 Bathrooms on the main floor. Basement is Unfinished with lots of height and huge potential to make it your own special space. Municipal water and a newer updated septic system. Spacious Rear yard is totally fenced with lots of room for kids, games and stargazing at your firepit. Lovely well-tended gardens are ablaze with spring flowers. This home is ideal for families, retirees or a starter home for first time buyers. Burk's Falls offers the charm of a small town with all the needed amenities close by. Good Schools, parks, arena, legion, library and shopping. There

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are numerous Recreational activities in all seasons to explore and enjoy the Almaguin Highlands. Snowmobiling, Hiking, Camping, Boating, Canoeing and Kayaking, Golfing, and Biking Trails are all right at your door step. Don't Miss out! Book your Showing today! This one won't last.  
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