

	<p><b>1540 Reach St</b>  <b>Scugog Ontario L9L1B2</b>                  Scugog Port Perry Durham 233-26-P                  SPIS: N Taxes: \$4,850.71 / 2021 <span style="float:right">List: \$1,700,000 For: Sale</span>                  DOM: 0</p>
	<p>Detached <span style="float:right">Front On: S</span> <span style="float:right">Rms: 6 + 3</span>                  Link: N <span style="float:right">Acre: 2-4.99</span> <span style="float:right">Bedrooms: 3 + 2</span>                  Bungalow <span style="float:right">Washrooms: 2</span>  <span style="float:right">1x4xMain, 1x3xBsmt</span></p> <p>Lot: 177 x 586 Feet Irreg: 2.38 Acres                  Dir/Cross St: Old Simcoe Rd / Reach St</p>

MLS#: E5679230 Contract Date: 6/29/2022 PIN#: Possession Remarks: Tba

<p>Kitchens: 1                  Fam Rm: Y                  Basement: Finished                  Fireplace/Stv: Y                  Heat: Forced Air / Gas                  A/C: Central Air                  Central Vac:                  Apx Age:                  Apx Sqft:                  Assessment:                  POTL:                  POTL Mo Fee:                  Elevator/Lift:                  Laundry Lev: Main                  Phys Hdcap-Eqp:</p>	<p>Exterior: Brick                  Drive: Private                  Gar/Gar Spcs: Attached / 2.0                  Drive Park Spcs: 10                  Tot Prk Spcs: 12.0                  UFFI:                  Pool: Inground                  Energy Cert:                  Cert Level:                  GreenPIS:                  Prop Feat: Wooded/Treed</p>	<p>Zoning: Prestige Industrial M1(H)                  Cable TV:                  Hydro:                  Gas:                  Phone:                  Water: Well                  Water Supply: Dug Well                  Sewer: Septic                  Spec Desig: Unknown                  Farm/Agr:                  Waterfront:                  Retirement:                  Oth Struct:</p>
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#	Room	Level	Length (m)	Width (m)	Description
1	Family	Main	4.16	x 7.13	Bay Window Hardwood Floor
2	Dining	Main	4.58	x 2.69	Hardwood Floor Walk-Out Sliding Doors
3	Kitchen	Main	4.48	x 4.47	Pot Lights Centre Island Pantry
4	Prim Bdrm	Main	3.80	x 4.24	Hardwood Floor His/Hers Closets Window
5	2nd Br	Main	3.58	x 3.31	Hardwood Floor Double Closet Picture Window
6	3rd Br	Main	3.45	x 2.81	Tile Floor Closet Picture Window
7	Rec	Bsmt	8.34	x 7.14	Wet Bar Fireplace 3 Pc Bath
8	4th Br	Bsmt	3.79	x 4.50	Double Closet Mirrored Closet Above Grade Window
9	5th Br	Bsmt	3.67	x 4.51	Closet Above Grade Window

**Client Remks:** Country In The City! Great Workshop!!!!!!Gorgeous Views From This 2.38 Acre Bungalow, Unground Pool And Large Workso Great Potential For Home Based Business. This Property Features A 3+2 Bedroom Detached Bungalow With In Ground Pool And A 30' X 60' Workshop With 200 Amp Located Just Minutes To Downtown Port Perry, Offers Easy Access To All Amenities And Also A Great Location For Business. The Lovely Home Features Large Family Room With Bay Window, Dining Room With Walk-Out, Eat-In Kitchen With Pot Lights, Centre Island, Breakfast Bar And Lots Of Cabinetry And 3 Bedrooms On The Main Floor. The Finished Basement Boasts Of 2 Bedrooms With Above Grade Windows And Closets, Large Recreation Room With Fireplace, Wet Bar And 3 Piece Bath. Outside The Property Offers Spectacular View Of Verdant Surroundings And Clear Skies, Relaxing Heated In Ground Pool, Hot Tub. See Attached For List Of Inclusions & Upgrades And Click Realtor's Link For Feature Sheet.

**Extras:** All Electric Light Fixtures , All Window Coverings , Stove, Fridge, Microwave, Dishwasher, Washer And Dryer, Tv Mount & Tv In Bedroom Can Stay, Workshop Shelves & Hot Tub As

**Listing Contracted With:** KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE Ph: 905-428-8100