



32 Percy Cres List: **\$889,900** For: **Sale**
Scugog Ontario L9L 1B4
 Scugog Rural Scugog Durham
SPIS: N **Taxes: \$4,921.22 / 2023** **DOM: 0**

Detached **Front On: S** **Rms: 6 + 4**
Link: N **Acre:** **Bedrooms: 3 + 2**
 Bungalow-Raised **Washrooms: 2**
 1x5xMain, 1x3xLower
Lot: 114 x 130.75 Feet Irreg: Irregular
Dir/Cross St: Platten Blvd/Percy Cres

MLS#: E7050378 **Contract Date: 10/02/2023** **PIN#: 267740039**

Possession Remarks: TBA

Kitchens: 1 + 1
Fam Rm: Y
Basement: Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift: N
Laundry Lev: Lower
Phys Hdcap-Eqp:

Exterior: Stucco/Plaster
Drive: Private
Gar/Gar Spcs: Attached / 3.0
Drive Park Spcs: 9
Tot Prk Spcs: 12.0
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: School Bus Route

Zoning:
Cable TV:
Hydro:
Gas: Y
Phone:
Water: Well
Water Supply: Dug Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement: N
Oth Struct: Garden Shed

#	Room	Level	Length (m)	Width (m)	Description		
1	Dining	Main	6.92	x 8.45	Large Window	Bamboo Floor	W/O To Deck
2	Family	Main	6.92	x 8.45	Mirrored Walls	Fireplace	Wainscoting
3	Kitchen	Main	3.74	x 3.45	Backsplash	Crown Moulding	
4	Prim Bdrm	Main	3.74	x 3.45	W/O To Deck	Large Closet	B/I Vanity
5	2nd Br	Main	3.28	x 3.35	Window	Closet	B/I Vanity
6	3rd Br	Main	2.72	x 3.35	Window	Closet	
7	Rec	Bsmt	7.06	x 3.93	Fireplace	W/O To Patio	Combined W/Kitchen
8	Br	Bsmt	4.57	x 3.93	Panelled	Fireplace	W/O To Patio
9	Br	Bsmt	3.65	x 4.02	Above Grade Window	Mirrored Closet	
10	Other	In Betwn	2.09	x 2.86	Sliding Doors	W/O To Yard	

Client Remks: Absolutely remarkable 3+2 bedroom 2 bath raised bungalow with in-law suite nestled in a tranquil waterfront community, a short distance from the pristine West shorelines of Lake Scugog. The Private backyard offers picturesque fields view and a cozy fire pit for outdoor gatherings. New in-law suite with separate entrance perfect for accommodating guests & family. Recently paved driveway. Garage floors and doors have been upgraded, expanded to three bays, including one drive-thru, and is heated with a free-standing gas stove. Multiple sliding doors lead to a wrap-around porch, allowing you to enjoy the stunning views from the southwest and northwest. The bathroom on the main floor has been tastefully updated. Bamboo floors and stairs add a touch of charm to the home. This four-season home provides a bright and sunny atmosphere. Enjoy a variety of activities on the lake year-round, and explore the beautiful historical surroundings.

Extras: Exterior painted house 2021, Roof 2023, Asphalt driveway 2021 Two front windows 2023, Front door 2022, H/E Gas furnace 2022 Uv filtration 2023, Gas 2022, Fibre 2022, School bus route, Water access.

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