

20 ADAMS Road, Sundridge, Ontario P0A 1Z0

Listing

Member Full
Active / Residential

Listing ID: 40567989
 List Price: **\$799,000.00**
 New Listing



Parry Sound/Strong/Strong Bungalow/House/Detached

	Beds	Baths	Kitch
Main	1	2	1
Second	3	2	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **4 (3 + 1)**
 SqFt Fin Total: **3,893**
 AG Fin SqFt Range: **3001 to 4000**
 AG Fin SqFt: **3,089/Plans**
 BG Fin SqFt: **804/Plans**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$4,304.83/2023**
 Lot Size: **4.50/Acres**

ARN/PIN: 494601102000000 / 520770556
Legal: PT LT 20 CON 11 STRONG PT 1 42R4024, PT 2 42R17759; STRONG

Remarks/Directions

Public: Welcome to the quintessential family home being offered in the quaint and desired village of Sunny Sundridge. With over 3800 square feet of living space, there is nothing missing here, offering four bedrooms including two with ensuite privileges, multiple living spaces, ample storage and updates galore. A complete renovation of existing spaces and large addition was completed in 2007 with new septic and heating system, custom chef's kitchen with walk-in pantry, built-ins and millwork. All principal rooms are generous and thoughtfully laid-out with bathrooms recently updated and fresh paint throughout the home leaving nothing to do but just move in and enjoy. Situated on a sprawling level and useable lot with tons of outdoor space to explore on 4 acres of mixed cleared and woodlands, enjoy the large decks for outdoor entertaining and sit in the hot tub with your coffee or wine and relish in the privacy afforded with no neighbours in sight. An attached garage and detached true double garage, there is space for all the toys with even a 240 volt outlet providing the capability for electric charging as well as the benefit and peace of mind of an automatic Generac backup generator. Sundridge is a beautiful and friendly town with a gorgeous waterfront on the shores of Lake Bernard with splash pad, restaurants and park and great school. This lovely home has so much to discover and exudes pride of ownership throughout, awaiting the next family to come and create cherished memories so don't miss out on this wonderful opportunity.

REALTOR®: **Approx Utilities - utilities gas is \$200/month, hydro is \$240 a month but about \$45 of that is electric car charging new natural gas furnace 2020, new shingle roof 2021, 2 natural gas fireplaces, infloor heat, automatic Generac generator House built 1979, addition put on 2007 Additional Roll#: 4946011020010200000 - 2023 Final Tax is \$273.84. This amount is included in 2023 Tax amount of \$4304.83**

Directions to Property: **Albert Street to Adams Road to SOP**

Exterior

Exterior Feat:	Deck(s), Recreational Area, Year Round Living		Roof:	Shingles
Construct. Material:	Brick Facing/Brick Veneer, Vinyl Siding		Prop Attached:	Detached
Shingles Replaced:	2021	Foundation:	Concrete Block	Apx Age:
Year/Desc/Source:	1978//Other			31-50 Years
Property Access:	Municipal Road		Rd Acc Fee:	
Garage & Parking:	Attached Garage, Detached Garage//Outside/Surface/Open, RV / Truck Parking//Gravel Driveway			
Parking Spaces:	12	Driveway Spaces:	8.0	Garage Spaces:
Water Source:	Drilled Well	Water Tmnt:		4.0
Lot Size Area/Units:	4.500/Acres	Acres Range:	2-4.99	Sewer:
Lot Front (Ft):	476.50	Lot Depth (Ft):		Septic
Location:	Rural	Lot Irregularities:		Acres Rent:
Area Influences:	Highway Access, School Bus Route		Lot Shape:	Rectangular
View:	Forest, Trees/Woods		Land Lse Fee:	
Topography:	Wooded/Treed		Retire Com:	
			Fronting On:	North

Interior


Interior Feat:	Generator-Full	
Basement:	Partial Basement	Basement Fin: Fully Finished
Laundry Feat:	Laundry Room, Upper Level	

Cooling: **None**
 Heating: **Fireplace-Gas, Gas, In-Floor**
 Fireplace: **2/Natural Gas** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Gas Stove, Hot Tub, Hot Tub Equipment, Refrigerator, Washer**
 Add Inclusions: **Pool Table**
 Exclusions: **Tesla charging cord**
 Furnace Age: **2020** Tank Age: UFFI:





Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 20 CON 11 STRONG PT 1 42R4024, PT 2 42R17759; STRONG**
 Zoning: **RR** Survey: **Available, Boundary Only/ 2006**
 Assess Val/Year: **\$368,000/2023** Hold Over Days:
 PIN: **520770556** Occupant Type: **Owner**
 ROLL: **494601102000000** Deposit: **5%**
 Possession/Date: **30 - 59 Days/**

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **Book through BrokerBay.** Locbox Loc/Serial# :**Side Door/**
 Lockbox Type: **SentriLock**
 Sign on Prop: **Yes**
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **04/18/2024** Expiration Date: **07/19/2024** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Representation Type: **Designated Representative**
 Offer Remarks: **48 hour irrevocable on all offers. Please include Schedule B with any offer.**
 Original List Price: **\$799,000.00**
 List Brokerage: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Brkge #: **705-789-4957**
 List Salesperson: [Victoria Darling-Wadel, Salesperson](#)  Direct #: **705-571-2852**
 Email: vdarling@vianet.ca L/SP Cell: **705-571-2852**
 List Brokerage 2: [Coldwell Banker Thompson Real Estate, Brokerage, Huntsville](#)  Phone: **705-789-4957**
 List Salesperson 2: [Jessica Brown, Salesperson](#)  Phone: **705-571-0882**
 Email: jessicabrown@vianet.ca L/SP2 Cell: **705-571-0882**

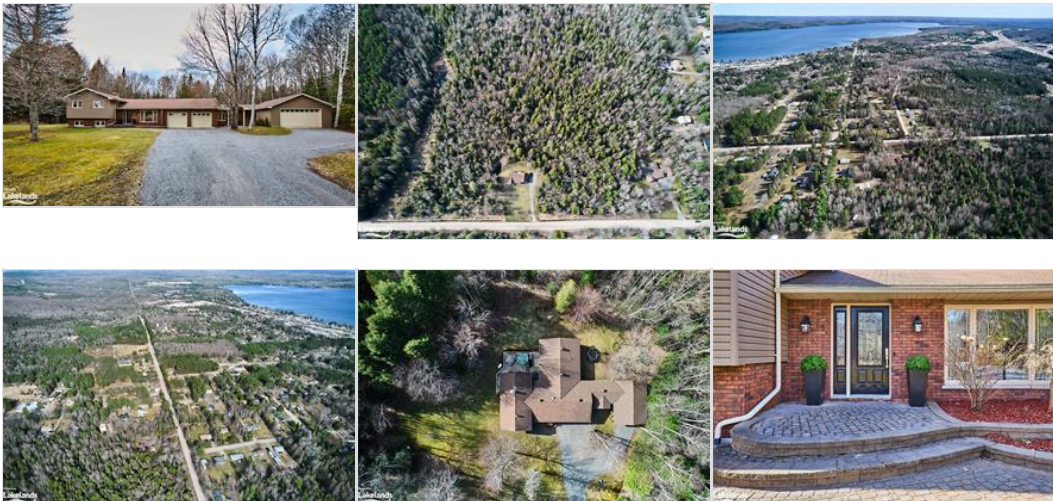
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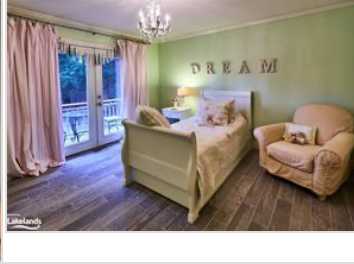
Source Board: The Lakelands Association of REALTORS®
 Prepared By: Victoria Darling-Wadel, Salesperson

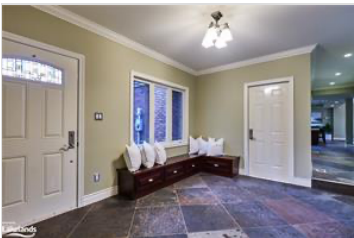
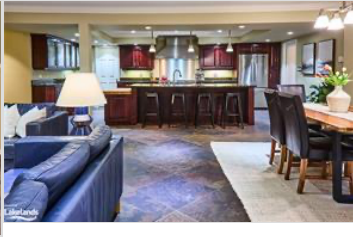
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Photos

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