

435 PARK Street W, Durham, Ontario N0G 1R0

Client Full
Active / Residential

435 PARK St W Durham

Listing ID: 40680547
Price: \$499,900

Grey/West Grey/West Grey Bungalow/Row/Townhouse



	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,883**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,171/Plans**
 BG Fin SF: **712/Plans**
 DOM: **6**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2024**

Remarks/Directions

Public Rmks: **Introducing 435 Park St W, a stunning new townhouse built by Candue Homes, situated in the charming rural town of Durham, Ontario. This welcoming community offers the perfect backdrop for your new home. Priced affordably, the property boasts a striking exterior with a blend of stone veneer, brick, and board and batten siding. Enjoy peaceful moments on either the inviting front porch or the covered back porch, enhancing your outdoor living experience. Inside, the townhouse is designed for convenience and style, with everything you need on the main level. It features two spacious bedrooms and a stylish three-piece bathroom, complete with a stone countertop. The main floor also includes a laundry area, a generous living room and a custom Barzotti kitchen. This kitchen is outfitted with Quartz countertops, a tiled backsplash, and a full set of brand-new built in appliances - all included! Descend the stylish oak staircase to discover additional living space on the lower level. This area includes an extra bedroom with a walk-in closet, another beautifully finished three-piece bathroom, a versatile rec room for your unique needs and additional storage/utility rooms. Completing this impressive home is a paved driveway, full-sized one-car garage with an oversized door and a sodded lawn. Tarion Home Warranty included. Book a showing today!**

Directions: **From Garafraxa St. S turn West on Park St. W. Continue to 435, listing sign on property.**

Exterior

Exterior Feat: Porch, Year Round Living
Construct. Material: Board & Batten, Brick Facing/Brick Veneer, Concrete Poured, Shingle, Stone, Vinyl Siding
Shingles Replaced: /
Year/Desc/Source: 2025/Under Construction/Builder
Property Access: Municipal Road
Other Structures: /
Garage & Parking: Attached Garage//Outside/Surface/Open/Asphalt Driveway
Parking Spaces: 3
Services: Cable TV Available, Cell Service, Electricity, High Speed Internet Avail, Natural Gas, Recycling Pickup
Water Source: Municipal
Lot Size Area/Units: /
Lot Front (Ft): 33.00
Location: Rural
Area Influences: Arts Centre, Campground, Dog Park, Golf, Highway Access, Hospital, Library, Park, Place of Worship, Playground Ne Rec./Community Centre, Schools, Shopping Nearby
Topography: Flat
Restrictions: Easement
School District: Bluewater District School Board, Bruce-Grey Catholic District School Board
Roof: Shingles
Prop Attached: Attached
Apx Age: New
Rd Acc Fee: /
Winterized: Fully Winterized
Foundation: Poured Concrete
Driveway Spaces: 3.0
Water Tmnt: Water Softener
Acres Range: < 0.5
Lot Depth (Ft): /
Lot Irregularities: /
Garage Spaces: 1.0
Sewer: Sewer (Municipal)
Acres Rent: /
Lot Shape: Rectangular
Land Lse Fee: /
Fronting On: South
Exposure: /

Interior

Interior Feat: Built-In Appliances, Sump Pump, Water Heater Owned, Water Softener
Security Feat: Carbon Monoxide Detector(s), Smoke Detector(s)
Basement: Partial Basement
Basement Fin: Partially Finished
Laundry Feat: Main Level
Cooling: Central Air
Heating: Forced Air, Gas
Under Contract: None
Lease to Own: None
Inclusions: Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Own Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer
Exclusions: None
Electric Age: New
Plumbing Age: New
Furnished: /
Furnace Age: New
Tank Age: /
UFFI: /
Contract Cost/Mo: /

Property Information

Common Elem Fee: No
Legal Desc: PART PARK LOT 5, PLAN 505 DURHAM, PART 2, PLAN 16R-11955 MUNICIPALITY OF WEST GREY
Zoning: R1
PIN: 373170436
ROLL: 420526000415404
Builder Name: Candue Homes
Local Improvements Fee: /
Survey: Available/
PIN 2: /
Occupant Type: Vacant
Building Name: /

Brokerage Information

List Date: **11/28/2024**
 List Brokerage: **[ROYAL LEPAGE EXCHANGE REALTY CO.\(P.E.\),BROKERAGE](#)**

Source Board: OnePoint - Grey Bruce Owen Sound
 Prepared By: Michelle Bruin, Salesperson
 Date Prepared: 12/04/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bedroom Primary	Main	15' 0" X 14' 6"	4.57 X 4.42	
Bedroom	Main	11' 2" X 10' 10"	3.40 X 3.30	
Bathroom	Main	9' 1" X 14' 6"	2.77 X 4.42	3-Piece
Living Room	Main	17' 10" X 13' 4"	5.44 X 4.06	
Kitchen/Dining Room	Main	12' 0" X 9' 0"	3.66 X 2.74	
Bedroom	Lower	18' 2" X 14' 2"	5.54 X 4.32	
Bathroom	Lower	9' 11" X 5' 6"	3.02 X 1.68	3-Piece
Recreation Room	Lower	22' 1" X 12' 10"	6.73 X 3.91	

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Front of Structure



Front of Structure



Front of Structure



Back of Structure



Other

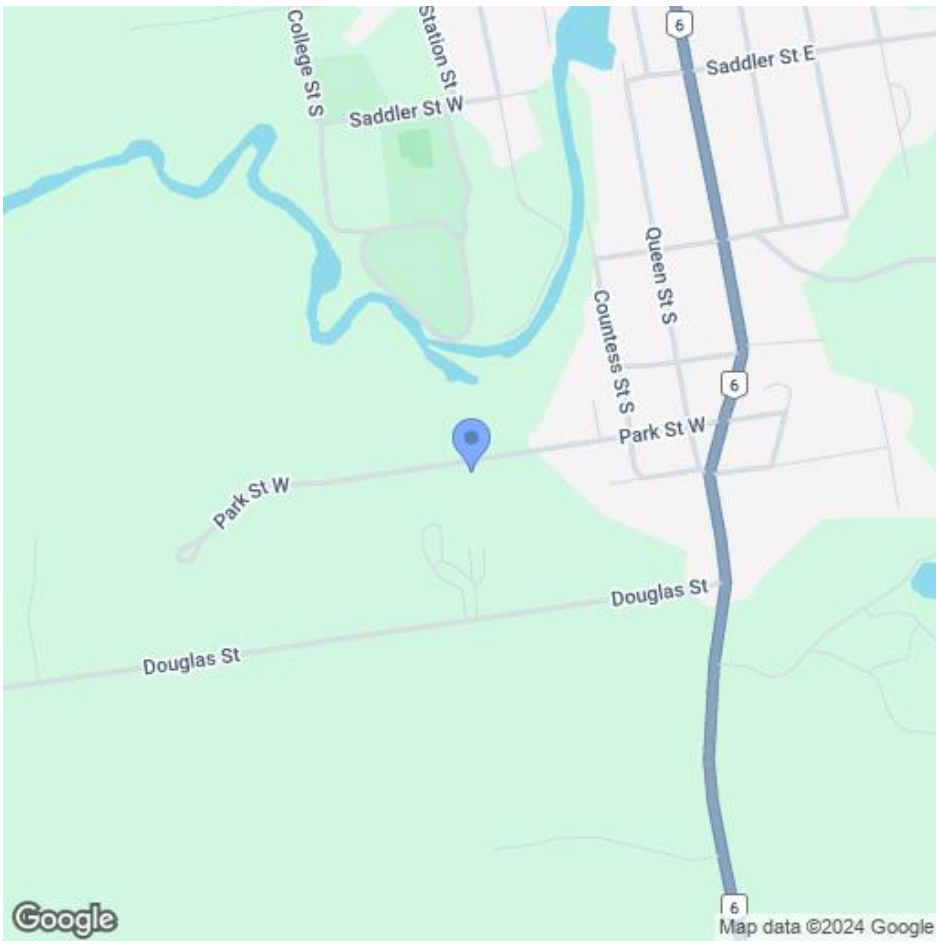


Upper



Lower

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