



11 PENETANGORE Row S, Huron-Kinloss, Ontario N2Z 2N6

Client Full
Active / Residential

11 PENETANGORE Ro S Huron-Kinloss

Listing ID: 40646047
 Price: **\$545,000**



Bruce County/Huron Kinloss/Huron-Kinloss

Backsplit/House

	Beds	Baths	Kitch
Lower		1	
Main			1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **2,000**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,351/LBO provided**
 BG Fin SF: **649/LBO provided**
 DOM: **15**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,734.20/2024**

Remarks/Directions

Public Rmks: **Talk about good location! This Kincardine home is located on a quiet street one block from the Lake Huron's famous Boiler Beach. Enjoy the covered front porch while you watch the stunning Kincardine sunset change the colour of the sky. Featuring an open-concept kitchen, dining, and living room area. Three good-sized bedrooms on the upper floor offer lots of space for a family. The basement has a great rec room perfect for entertaining, with an additional 2 piece washroom. You will also find the laundry room and a walkout basement door! The backyard is fully fenced for your kids and pets! Keep the many gardens or transform the backyard into whatever you like. There is lots of room to play.**

Directions: **Bruce Ave heading West, Left on Penetangore Row, Past Saratoga Road - Home is on the Left**

Exterior

Construct. Material:	Solid Brick	Foundation:	Poured Concrete	Roof:	Asphalt Shingle
Shingles Replaced:	2015			Prop Attached:	Detached
Year/Desc/Source:	1976//Other			Apx Age:	31-50 Years
Garage & Parking:	Attached Garage//Private Drive Double Wide				
Parking Spaces:	3	Driveway Spaces:	3.0	Garage Spaces:	1.0
Water Source:	Municipal-Metered	Water Tmnt:		Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	70.00	Lot Depth (Ft):	118.00	Lot Shape:	Rectangular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Beach, Dog Park, Golf, Hospital, Library, Marina, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails				
Topography:				Fronting On:	East
School District:	Bluewater District School Board, Bruce-Grey Catholic District School Board				
High School:	KDSS, SDSS				
Elementary School:	Elgin Market, Huron Heights, KTTPS, St Anthonys				

Interior

Interior Feat:	Floor Drains, Water Heater	
Basement:	Full Basement	Basement Fin: Fully Finished
Cooling:	Central Air	
Heating:	Electric Forced Air, Woodstove	
Under Contract:	HWT-Electric	Contract Cost/Mo:
Inclusions:	Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer	

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 26 PL M28; S/T LT2021 TOWNSHIP OF HURON-KINLOSS		
Zoning:	R1	Survey:	None/
Assess Val/Year:	\$271,000/2024	Hold Over Days:	
PIN:	333190043	PIN 2:	
ROLL:	410716000916889	Occupant Type:	Owner
Possession/Date:	30 - 59 Days/	Deposit:	10000

Brokerage Information

List Date: **09/12/2024**
 List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)**

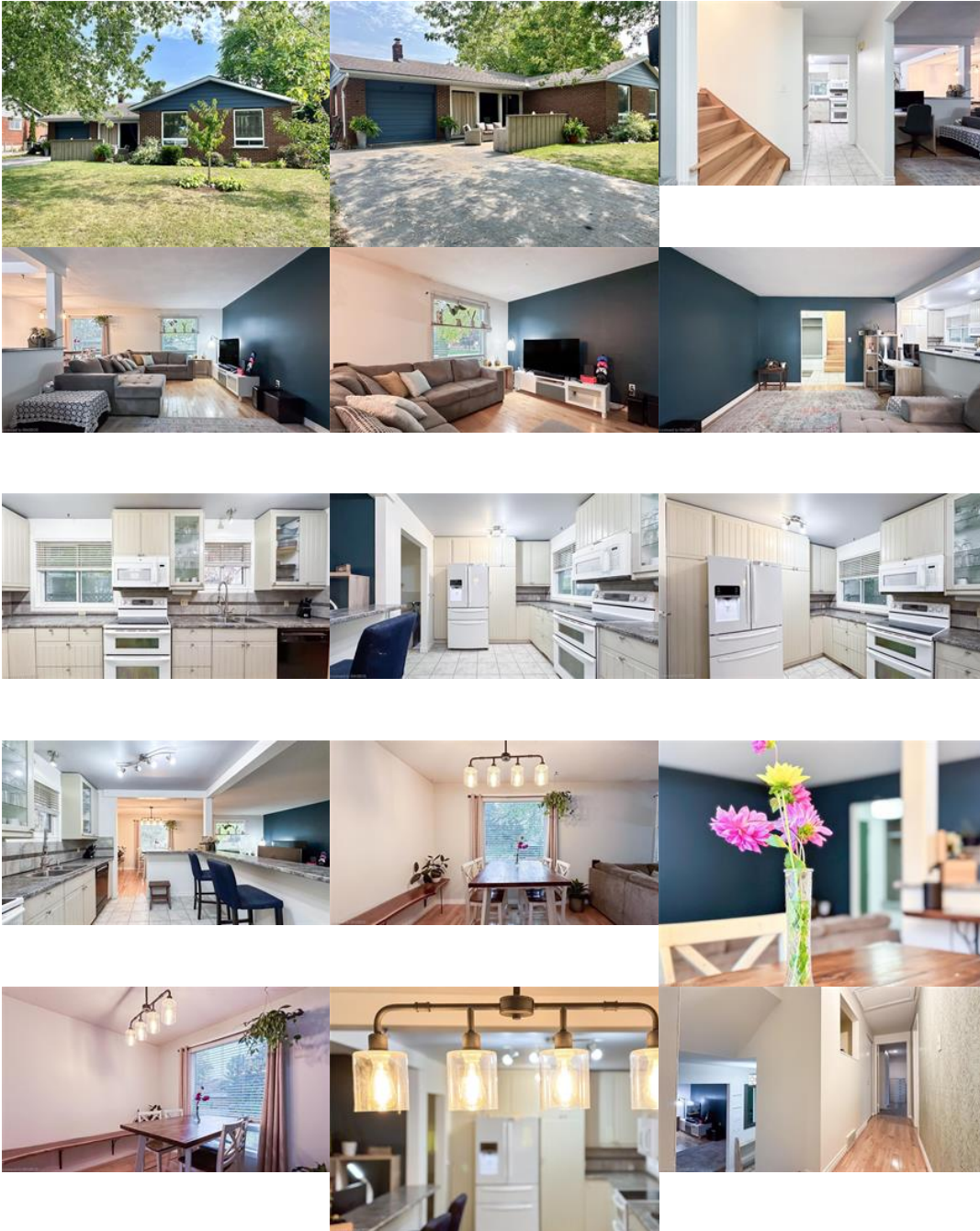
Source Board: REALTORS® Association of Grey Bruce Owen Sound
 Prepared By: HOLLY AGNEW, Salesperson
 Date Prepared: 09/27/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Dining Room	Main	9' 5" X 9' 6"	2.87 X 2.90	
Kitchen	Main	15' 8" X 9' 4"	4.78 X 2.84	
Living Room	Main	17' 10" X 12' 3"	5.44 X 3.73	
Bathroom	Second	10' 9" X 7' 5"	3.28 X 2.26	5+ Piece
Bedroom	Second	10' 10" X 9' 8"	3.30 X 2.95	
Bedroom	Second	15' 8" X 9' 0"	4.78 X 2.74	
Bedroom Primary	Second	15' 10" X 12' 1"	4.83 X 3.68	
Bathroom	Lower	5' 2" X 5' 5"	1.57 X 1.65	2-Piece
Laundry	Lower	9' 9" X 9' 11"	2.97 X 3.02	
Recreation Room	Lower	14' 6" X 21' 5"	4.42 X 6.53	

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