

12 Janet St S, South Bruce

NEW FOR SALE **\$529,000**

South Bruce, South Bruce, Bruce, Ontario N0G
 2S0

TAXES \$2,024 (2024)

X12052311

Att/Row/Twnhouse Other

1+2 BED	3 BATHS	13 ROOMS	2 TOT PRK SPCS	700-1100 SQFT	14 DOM
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Royal LePage Exchange Realty Co., Brokerage

CLIENT REMARKS

Introducing The Harlow - Teeswater's standout new development that impresses with both affordability and quality of construction. This contemporary semi-detached residence is situated on a prime lot, offering a perfect blend of comfort, style, and spaciousness. The main level showcases a classic kitchen complete with quartz countertops, a generous living area, and the primary bedroom featuring a walk-in closet and ensuite. Additionally, The Harlow includes main level laundry, a convenient two-piece guest bathroom, a covered rear porch, and a one-car garage. The expansive lower level boasts two more bedrooms and a bathroom. This exceptional property comes equipped with a paved driveway, a 7-year Tarion Home Warranty, 9-foot ceilings, and luxurious finishes throughout. Discover this remarkable home at an attractive price by contacting your realtor today!

LISTING INFORMATION

PIN#	332220439	POSSESSION	House is Move-in Ready.
TAXES	\$2,024	REMARKS	
TAX YEAR	2024	POSSESSION DATE	04/18/2025
LEGAL DESCRIPTION	LT 116 S/S TEESWATER RIVER PL 16 MUNICIPALITY OF SOUTH BRUCE	ASSESSMENT	19600 / 2024
STATUS	Available	SELLER PROPERTY	N
GREENPIS	N	INFO STATEMENT	

PROPERTY INFORMATION

APPROX AGE	New	ROOMS	13
FRONTING ON	West	BEDROOMS	1+2
LOT SIZE	30 x 132.16 Acres	WASHROOMS	3
SQUARE FEET	700-1100	KITCHENS	1
DIR/CROSS ST	From Wingham head southeast onto Huron County Rd 4. Once in Teeswater. Turn left onto Marcy St.W. Destination will be on the left.	EXTERIOR	Board/Batten, Brick
PARKING DRIVE	1	ROOF	Asphalt Shingle
SPACES		FOUNDATION	Poured Concrete
TOTAL PARKING	2	GARAGE TYPE	Attached
SPACES		GARAGE PARKING	1
UFFI	No	SPACES	
POOL	None	BASEMENT	Finished / Walk-Up
A/C	Central Air	UTILITIES-HYDRO	Y
ZONING	R2	UTILITIES-CABLE	A
HST APPLICABLE TO	Included In	UTILITIES-TELEPHONE	
SALE PRICE		UTILITIES-GAS	A
LAUNDRY LEVEL	Main	HEATING SOURCE	Electric
LOT SHAPE	Rectangular	HEATING TYPE	Heat Pump
AREA	Bruce	WATER	Municipal
MUNICIPALITY	South Bruce	SEWERS	Sewers
COMMUNITY	South Bruce		

FEATURES

- ✔ Family Room
- ✔ Level
- ✔ Park
- ✔ Rec Centre

INTERIOR FEATURES

- ✔ None
- ✔ Sump Pump

SPECIAL DESIGNATIONS

- ✔ Unknown

WATERFRONT

WATERFRONTYN N

ROOM INFO

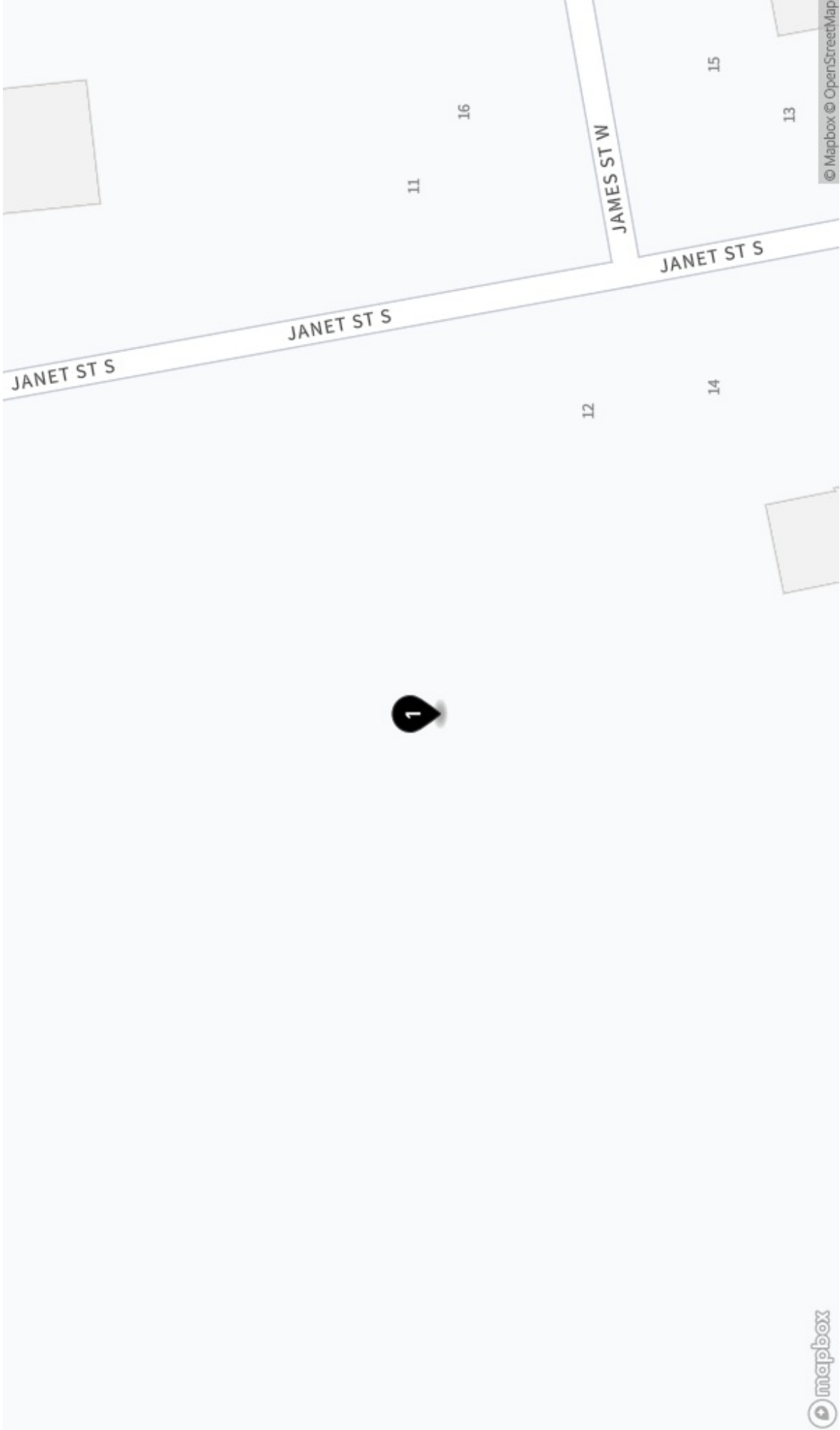
ROOM	LEVEL	DIMENSIONS	NOTES
Foyer	Main	1.52 m x 1.98 m (4.99 ft x 6.5 ft)	
Kitchen	Main	4.9 m x 3.07 m (16.08 ft x 10.07 ft)	
Dining	Main	2.54 m x 4.09 m (8.33 ft x 13.42 ft)	
Great Rm	Main	4.06 m x 2.9 m (13.32 ft x 9.51 ft)	
Prim Bdrm	Main	3.38 m x 1.7 m (11.09 ft x 5.58 ft)	
Laundry	Main	2.46 m x 1.7 m (8.07 ft x 5.58 ft)	
Bathroom	Main	1.52 m x 1.53 m (4.99 ft x 5.02 ft)	2 Pc Bath
Bathroom	Main	3.35 m x 1.7 m (10.99 ft x 5.58 ft)	3 Pc Ensuite
Bathroom	Bsmt	2.94 m x 2.4 m (9.65 ft x 7.87 ft)	4 Pc Bath
Rec	Bsmt	4.39 m x 2.95 m (14.4 ft x 9.68 ft)	
2nd Br	Bsmt	3.05 m x 2.9 m (10.01 ft x 9.51 ft)	
3rd Br	Bsmt	3.66 m x 2.62 m (12.01 ft x 8.6 ft)	
Utility	Bsmt	4.52 m x 1.63 m (14.83 ft x 5.35 ft)	

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	3	Main
1	2	Main
1	4	Lower

LISTING CONTRACTED WITH

Royal LePage Exchange Realty Co.
519-832-3080



LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1	NEW 12 Janet St S South Bruce	South Bruce	\$529,000		Att/Row/Townhouse+Other	1+2	3	Y	1	Attached	Central	Electric	3/31/2025		Royal LePage Exchange Realty Co.		X12052311

AVERAGES

	MEAN	MEDIAN
PRICE	\$529,000	\$529,000



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