# \$3,300,000 - 183 Main Street S, St. George

MLS® #40652505

### \$3,300,000

3 Bedroom, 2.00 Bathroom, 1,900 sqft Agriculture on 7.40 Acres

2100 - Glen Morris, St. George, Ontario

Subdivision Draft plan for future surrounding land development site, Attention Investors purchase this 7.4 acres of potential development land today. Welcome to 183 Main St South in the rapidly expanding County of Brant. This property boasts a wonderfully kept 3 bed, 2 full bath home situated in a Prime location on the Main street leading out of St George, dubbed Canada's Friendliest Little Town. There are MANY opportunities for development here, as the city continues their preparations to accommodate Construction Phases from Builders such as Losani and Empire. This is your chance to be a part of the action! Features of the home include a bright and beautiful updated kitchen (2018) with quartz counters, Black Stainless Steel Appliances and oversized island. LED lighting and Hardwood floors throughout the home, metal roof (2012), upgraded HVAC system featuring an Ultraviolet Air Purifier and so much more. Don't miss out on this opportunity viewing! (id:6289)

Built in 1969

Bathrooms

#### **Essential Information**

Listing # 40652505 Price \$3,300,000

2.00

Bedrooms 3

Square Footage 1,900









ubmitted a Draft Plan o permit the development of a

dwellings (465-572 units) as well as 79-100 units within a mixed use block. The subdivision will also

w Amendment application proposes to rezone the lands to p development. The amendment proposes to rezone the lands from Agricultura (A) Zone, Agricultural development. The amendment proposes to rezone the lands from Agricultural (A) Zone, Agricultural Cone with Special Provision (A-3), Agricultural Holding Zone and Residential Singles & Semis Zone (HA-R2), Natural Heritage (NH) Zone and Employment Zone with Special Provision (Ms-1); to: Residential Singles Zone with Special Exception (R3 \_\_), Residential Multiple Medium Density with Special Exceptions (RM3\_\_).

Recreation Facilities (OS2) Zone, and Natural Heritage (NH) Zone in the County of Brant Zoning By-law

Acres 7.40

Year Built 1969

Type Agriculture

Sub-Type Freehold

## **Community Information**

Address 183 Main Street S

Subdivision 2100 - Glen Morris

City St. George

Province Ontario

Postal Code N0E1N0

#### **Amenities**

Parking Spaces 8

#### Interior

Appliances Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings

Heating Natural gas Forced air Cooling Central air conditioning

Has Basement Yes

## **Exterior**

Exterior Brick, Metal

Foundation Block

## **Listing Details**

Listing Office RE/MAX Escarpment Realty Inc.





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