

\$419,900 - 175 Victoria Street Unit# 34, Simcoe

MLS® #40728161

\$419,900

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Town of Simcoe, Simcoe, Ontario

Possibly the best deal in town - check out this well priced "move-in ready" condo situated in private, upscale, well managed complex located in Simcoe's preferred southeast quadrant enjoying desired amenities include close proximity to schools, churches, Hospital, arena/rec centers, golf course, parks, Lynn hiking/biking trail, shopping malls & downtown shops/eateries - in-route to popular destination villages that dot Lake Erie's Golden South Coast. Once you arrive at 175 Victoria Street - pass through stately pillared entry columns - continue to follow paved street, adorned with manicured grounds & beautiful perennial gardens, where you find Unit 34 tucked nicely beside adjacent townhouse each enjoying paved driveways sporting functional carports. This 1997 built one level brick bungalow introduces 1100sf of open concept living space highlighted with inviting living room boasting bright skylight complimented with recently installed low maintenance vinyl flooring-2020 - continues to stylishly renovated kitchen augmented with chic white cabinetry, tile back-splash, gas cook-stove, dishwasher-2020, refrigerator & dining area. Sizeable primary bedroom includes walk-in closet, modern 4pc bath & guest bedroom or possible family room boasts patio door walk-out to 10'x24' rear deck system. Comfortable family room highlights 1100sf lower level accented with n/g fireplace & plush carpeting - leads past 3pc bath with newer hi-end glass enclosed shower,



huge utility/storage room & completed with multi-purpose room - ideal for games room, office or bedroom potential. Notable extras -economic Aqua-therm furnace, AC, water softener & paved drive. Reasonable condo fees include building insurance, exterior maintenance, exterior doors, windows, roof, visitor parking. Condo Corp to replace rear deck with new deck within the year. Status certificate available. Affordable Retiree's "Dream" Venue! (id:6289)

Built in 1997

Essential Information

Listing #	40728161
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,100
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Condominium
Style	Bungalow

Community Information

Address	175 Victoria Street Unit# 34
Subdivision	Town of Simcoe
City	Simcoe
Province	Ontario
Postal Code	N3Y5L8

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Schools, Shopping
Parking Spaces	2
Parking	Carport
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water softener, Washer, Gas stove(s), Hood Fan, Window Coverings
Heating	Hot water radiator heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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