

\$825,000 - 13109 County Road 3 Road, North Dundas

MLS® #X12001344

\$825,000

5 Bedroom, 0.00 Bathroom, 20,000 sqft
Industrial on 0.00 Acres

707 - North Dundas (Winchester) Twp, North Dundas, Ontario

The whole package! 2 large shops with office space and more, plus an Updated century home with income potential on 2 Acres! Run your business out of this property or enjoy all the space of your own personal shop. 4000 SF Main shop houses an 800 SF Paint Booth, large work space, ample storage & wood burning oven to supplement propane heat in winter. Secondary shop is over 1000 SF & connected to main shop via a gorgeous custom new office building (2022) with a Staff Room/Kitchen and a full bath with Eye Wash station. Enjoy this 5 Bed 3.5 Bath home as a single residence or take advantage of the 2 existing kitchens and 2 laundry rooms to easily convert back to two units - a 3 Bed, 2.5 Bath unit & a 2 Bed 1 Bath Unit, either for rental income or in-law suite. Updates to home include a poured concrete basement allowing 2 additional Bedrooms (2006), siding (2012), efficient propane boiler heating system (2019), radiant in floor heating in main kitchen & Mudroom (2019), hardwood floors, steel roof and several newer windows. This sizable home is an entertainers delight, not only with many areas to entertain inside, but outside as well on the wrap around front porch or the huge rear patio for those summer BBQs. Period details abound & the large main kitchen with endless cupboards is a chefs dream. Central living area is complemented by a cozy wood burning stove. Property is surrounded by farmers fields and offers great privacy. Other



outbuildings (1 Canvas and 1 Wooden)
included are used for additional storage.
Property also approved for a 100' x 150'
impound lot. Video Tour attached, Home
floorplans in photo's. Must be seen in person
to realize all this property has to offer.
(id:6289)

Essential Information

Listing #	X12001344
Price	\$825,000
Bedrooms	5
Bathrooms	0.00
Square Footage	20,000
Acres	0.00
Type	Industrial

Community Information

Address	13109 County Road 3 Road
Subdivision	707 - North Dundas (Winchester) Twp
City	North Dundas
Province	Ontario
Postal Code	K0C2K0

Amenities

Parking Spaces	30
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Interior

Appliances	Dishwasher, Dryer, Two Washers
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=305 x 291 FT ; 0
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Listing Details

Listing Office	ROYAL LEPAGE INTEGRITY REALTY
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