

\$389,900 - 22053 Hwy 7, Tay Valley

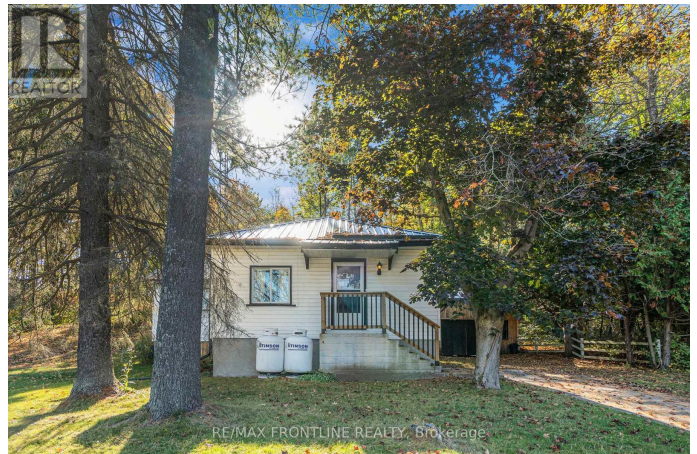
MLS® #X12445134

\$389,900

2 Bedroom, 1.00 Bathroom,
Single Family on 206.00 Acres

905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp, Tay Valley, Ontario

Discover your perfect starter or retirement home in the charming community of Maberly. This delightful 2+ bedroom, 1-bath house offers comfort & value in a peaceful rural setting just a short drive from Perth. Step inside to find a nicely renovated home featuring an open concept kitchen that creates a welcoming space for daily living & entertaining. The thoughtfully designed layout maximizes every square foot, making this home feel spacious & inviting. The full basement provides incredible versatility, whether you need additional living space, bedroom or extra storage. Recent improvements have transformed this property into a move-in ready gem, including new steel roof on both the house & garage, new eavestroughs & a new heat pump paired with a gas furnace for year-round comfort. Additional upgrades include hot water tank, basement floor insulation & waterproofing, newly parged foundation, updated water filtration system, & beautiful new patio doors that connect indoor & outdoor living. The outdoor space offers endless possibilities for gardening, entertaining, or simply enjoying the countryside environment. This friendly neighbourhood provides a genuine sense of community that welcomes newcomers warmly. Outdoor enthusiasts will love the location with recreational opportunities right around the corner, you can access a skating rink, basketball court, tennis courts, town hall, &



even a local restaurant. The Tay Havelock Trail sits approx a kilometer away, perfect for walking, biking & snowmobile adventures. Nature lovers will also appreciate being within a short drive to provincial parks & lakes offering swimming, fishing, & canoeing opportunities. This property perfectly balances rural tranquility with convenient access to amenities & recreational activities. The combination of recent renovations, versatile basement space, & prime location in one of Ontario's most beautiful regions, creates an exceptional opportunity. Don't miss out on this fabulous home! (id:6289)

Essential Information

Listing #	X12445134
Price	\$389,900
Bedrooms	2
Bathrooms	1.00
Acres	206.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	22053 Hwy 7
Subdivision	905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp
City	Tay Valley
Province	Ontario
Postal Code	K0H2B0

Amenities

Utilities	Electricity
Features	Wooded area, Irregular lot size
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office RE/MAX FRONTLINE REALTY



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