



ROYAL LEPAGE BEST CHOICE REALTY Brokerage

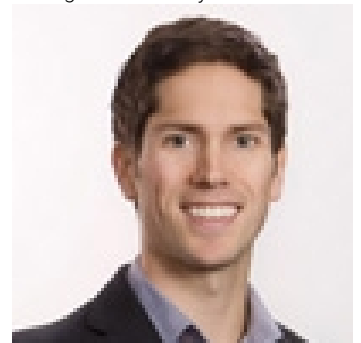
72 12th Street Armstrong Earlington Ontario

\$549,900

Check everything off of your list with this stunning side split home built in 2012 in the quiet community of Earlington. Attention to detail and functionality are everywhere you look in this custom 1400+ square foot home. Walk in the front door to a large breezeway that allows access to the garage and fully fenced backyard. Then step up into the open concept main area into a beautiful kitchen featuring custom cabinetry and granite countertops, dining room and living room. On the main floor are 3 spacious bedrooms, including the master with ensuite 3 PC bath, another 4 PC bathroom and laundry closet. Above grade windows give the basement brightness and a cozy feeling in the large rec room area and wet bar for entertaining. Another 3 PC bathroom in the basement and a good sized bedroom and bonus room give your family so much room. The property backs on to a field and adjacent on the east side is an municipal easement, giving you plenty of space between neighbours. **** EXTRAS **** MPAC code 301, Hydro \$115/month, Natural Gas \$95/month. Hot Water on Demand, Water Softener, 200 Amp Electrical Panel, Water/Sewer \$1,371.84 annually(2024), square footage above grade 1444. (id:6769)

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|--|-----------------------------|
| Recreational, Games room 7.65 m X 5.36 m | Living room 5.91 m X 3.81 m |
| Bedroom 4 3.69 m X 4.08 m | Bedroom 3 2.71 m X 3.23 m |
| Other 3.32 m X 3.65 m | Bedroom 2 4.35 m X 3.23 m |
| Kitchen 5.06 m X 3.95 m | Bedroom 4.39 m X 3.78 m |
| Dining room 3.43 m X 3.89 m | Foyer 1.94 m X 3.63 m |

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE BEST CHOICE REALTY



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