11424 BAILEY COURT, Bayham

Ontario, N0J1H0

749,900

For Sale / #X13802936



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 65.6 x 147.6 FT|under 1/2 acre

Description

Built with pride by Wagler Homes, this brand-new 1,655 sq.ft. bungalow blends quality craftsmanship with a smart, modern layout in a high and dry subdivision. The main floor features an open-concept living, dining, and kitchen area with a tray ceiling, quartz countertops, island, and precision-built cabinetry. Three bedrooms (or two plus an office), a 4-pc main bath, a 3-pc ensuite with a rain shower, and a convenient laundry room with garage access complete the main level. Large 2 car garage has auto openers, side door, and a separate stairway to the basement plus an inside door to the main floor. The lower level, which has its own separate entrance and is partly drywalled, wired, and plumbed for a future second living space. Enjoy outdoor living with a covered rear patio, gas BBQ line, covered front verandah, and a double-wide concrete driveway. Stone and James Hardie exterior, Textured Steel Roofing, Oversized Windows, 200-amp service, gas HVAC, HRV, and owned hot water on demand are added upgrades at no extra charge. Plus one more free upgrade is the large and good quality Wagler Mini Barn on a concrete pad. The Tarion Warranty Fees and HST is included in the sale price. The builder has already subtracted the HST rebate from the list price. The buyer gets the advertised price and the contract will require them to sign the government rebate over to the builder at closing (id:6772)

Features

Area	Bayham	**Water**	Drilled Well
Province	Ontario	**Sewer**	Sanitary sewer
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**Stories**	1
Property Type	Single Family	**Acreage**	false
Building Type	House	**A/C**	Central air conditioning
Age	New building	**Total Parking**	6
Lot Dimensions	65.6 x 147.6 FT|under 1/2 acre	**Acres**	1/2
Heating	Natural gas	**Parking**	Attached Garage,Garage,

Room Details

Main level	Living room	3.6 m x 5.66 m
Main level	Dining room	3.6 m x 5.66 m
Main level	Kitchen	3.96 m x 5.66 m

Main level	Bedroom	3.91 m x 4.9 m
Main level	Bedroom 2	3.57 m x 3.31 m
Main level	Bedroom 3	2.93 m x 3.37 m
Main level	Laundry room	2.24 m x 2.17 m
Main level	Bathroom	1.73 m x 3.12 m
Main level	Bathroom	2.9 m x 1.73 m