277 ANDREW STREET, South Huron (Exeter)

Ontario, N0M1S7

539,900

For Sale / #X13829808



Bedroom(s): 4

Bathroom(s): 2

Lot Dimensions: 100.4 x 112 FT

Description

ATTENTION, families, investors, and developers! This solid 2-storey brick home offers endless potential in the heart of Exeter, sitting on a rare double lot with the possibility of a future severance (buyer to complete their own due diligence). Whether you\'re searching for a spacious family home, income property, or investment opportunity, this property checks all the boxes. The upper level features three generous bedrooms, each with its own walk-in closet, along with a spacious 5-piece bathroom. The main floor welcomes you through a practical mudroom with ample storage before entering the functional kitchen, complete with a convenient 2-piece bathroom nearby. The bright living room flows seamlessly into the dining area, creating a comfortable space for everyday living and entertaining. Also on the main level is a fourth bedroom, offering flexibility for guests, a home office, or multi-generational living. A front foyer provides access to the second level and the inviting covered front porch. Outside, the possibilities continue. The oversized single-car garage offers excellent storage or workshop space, while the expansive side lot presents exciting potential for a future severance, making this an exceptional opportunity for investors and developers alike. Vacant lots in this established neighbourhood, just steps from downtown Exeter, are becoming increasingly difficult to find and could provide significant future value. Located close to schools, parks, shopping, restaurants, and all the amenities Exeter has to offer, this property combines location, character, and outstanding investment potential. Whether you choose to move in, renovate, generate rental income, or explore future development opportunities, this is a property with unlimited possibilities. Rare opportunities like this don\'t come along often. Book your private showing today and discover the potential this unique Exeter property has to offer! (id:6772)

Features

Area	South Huron (Exeter)	**Water**	Municipal water
Province	Ontario	**Sewer**	Sanitary sewer
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**Stories**	2
Property Type	Single Family	**Acreage**	false
Building Type	House	**A/C**	None
Lot Dimensions	100.4 x 112 FT	**Total Parking**	4
Heating	Natural gas	**Parking**	Detached Garage,Garage,

Room Details

Main level	Mud room	4.74 m x 4.38 m
Main level	Kitchen	4.09 m x 2.86 m
Main level	Living room	5.46 m x 3.29 m
Main level	Dining room	3.4 m x 3.39 m
Main level	Bedroom	3.4 m x 3.39 m
Main level	Foyer	1.96 m x 5.09 m
Main level	Bathroom	1.26 m x 1.32 m
Upper Level	Bedroom 4	3.37 m x 3.6 m
Upper Level	Other	1.3 m x 3.68 m
Upper Level	Bathroom	3.03 m x 4.05 m
Upper Level	Primary Bedroom	4.06 m x 3.68 m
Upper Level	Bedroom 3	3.03 m x 3.35 m