404 ERIE STREET, Warwick (Watford)

Ontario, N0M2S0

639,000

For Sale / #X13870882



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 49.2 x 132.6 FT|under 1/2 acre

Description

** Vivienne II ** Welcome to this thoughtfully designed 1,936 sq ft bungalow by Branch Homes that combines everyday comfort with modern convenience. This 3-bedroom, 2-bathroom home features an open-concept layout with a bright kitchen combined with the dining area that flows into the great room, complete with engineered hardwood throughout, a gas fireplace, and access to a covered back deck, perfect for entertaining or relaxing outdoors. The generous kitchen and dining area offers plenty of space for family meals, while the main-floor laundry adds to the easy lifestyle. The primary suite is a true retreat, with a 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom are tucked off on the other side of the home, rounding out the main level. A practical mudroom adds everyday convenience. The lower level offers a separate side entrance and is roughed in for a kitchen and bathroom, with floor plans showing room for two bedrooms, a living space, and a dining area, giving you incredible flexibility for multi-generational living, rental income, or simply making use of a spacious basement that also connects directly to the main floor. Additional features include a concrete driveway, attached 2-car garage, and quality finishes throughout, designed with both style and functionality in mind. A perfect blend of modern living, thoughtful design, and future flexibility. PLS NOTE: HST IS IN ADDITION TO THE PURCHASE PRICE. (id:6772)

Features

Area	Warwick (Watford)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	6
Age	New building	**Total Fireplace**	1
Lot Dimensions	49.2 x 132.6 FT|under 1/2 acre	**Acres**	1/2
Heating	Natural gas	**Parking**	Attached Garage,Garage,
Water	Municipal water	**Amenities Near By**	Place of Worship

Room Details

Main level	Kitchen	6.63 m x 3.66 m

Main level	Great room	5.05 m x 4.45 m
Main level	Mud room	4.6 m x 2.44 m
Main level	Primary Bedroom	4.57 m x 3.66 m
Main level	Bedroom	3.61 m x 3.05 m
Main level	Bedroom	3.61 m x 3.05 m