



Warmth, Welcoming and Privacy

2788 Balfour Lane,
McDonald's Corners

MLS® 40599759

Annette@LakeDistrictRealty.com



Have you ever walked into a home and just felt the warmth and welcoming energy that it holds? This 2-bedroom home is exactly that; with beautiful wood trim, the warmth of the woodstove, open concept design and vaulted ceilings which all contribute to the overall cozy feeling. The design of this home is perfect for those ready to downsize, a couple just starting out or a single person who enjoys working from home. The layout of this home makes it easy to maintain and manageable, while still being perfect to entertain family during special occasions. Spend your summers enjoying the sunroom watching the deer roam in the neighboring fields and enjoying the summer breeze. The privacy of this home is unmatched with only the farmer accessing his fields driving past your property. Located on 9.6 acres surrounded by forests, marshland and an abundance of wildlife. A portion of the acreage is wet during the spring season but dries out for summer and you are able to walk through the majority of the acreage. The unfinished basement provides ample storage with an additional 2-piece bathroom and walkout into the single car attached garage. This home is equipped with all the conveniences of Central Air and a Generlink plug which can run the entire home. A large 26x11 Amish shed is also included for additional storage. Close to the Mississippi River and Dalhousie Lake, minutes to the famous Wheelers Pancake house or McDonalds Corners store. A quick 15 minute drive to Sharbot Lake or 30 minutes to Perth where you will find all the necessary amenities, including the Perth & Smiths Falls Hospital.

\$524,900

List Price

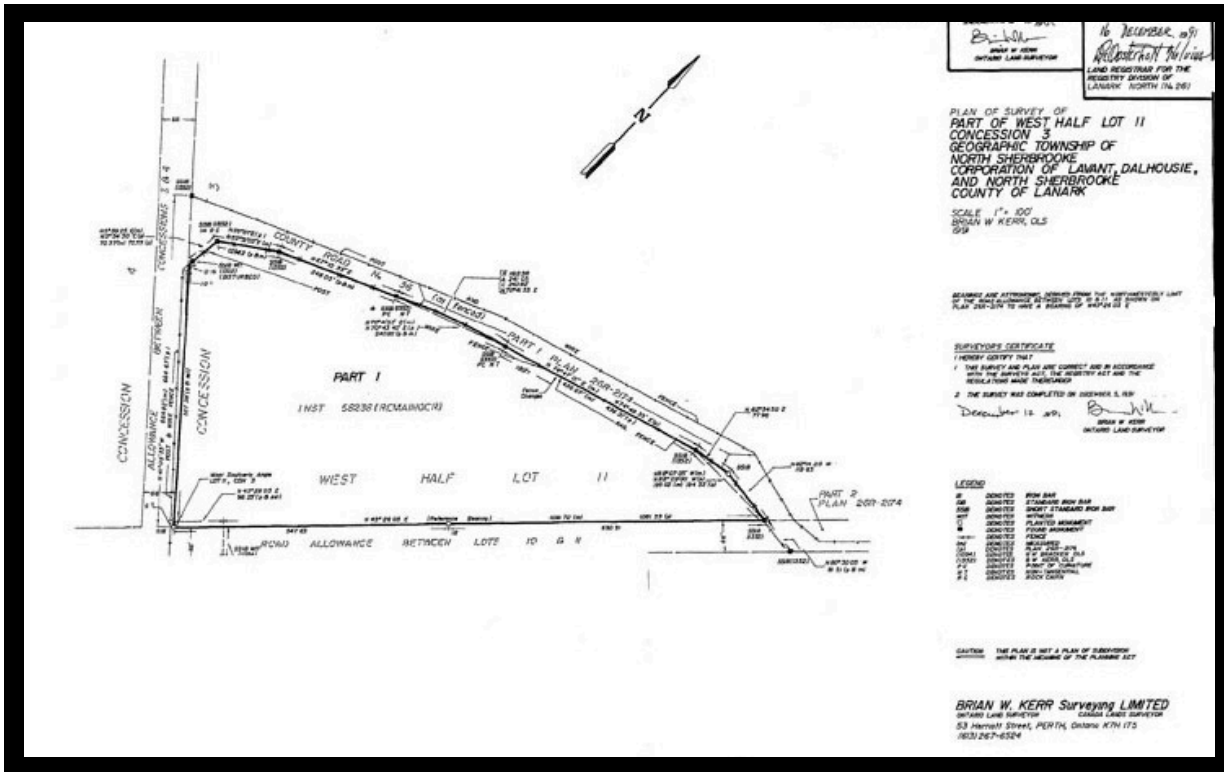
9.64 Acres

1277sqft

2 Beds, 1.5 Baths

\$1800

2024 Taxes



FEATURES

- The main bedroom features a walk-in closet.
- Stay cool during hot summer days with central air conditioning.
- Enjoy nature's sights and sounds in the spacious sunroom.
- Keep warm during cold months with a wood stove and ample dry firewood.
- Laundry facilities are provided in the full bathroom on the main level.
- The large unfinished basement provides ample storage space.
- Store gardening supplies, yard equipment, or seasonal toys in the attached garage.

CONTACT DETAILS

14202 Road 38, Sharbot Lake, ON

✉ Annette@LakeDistrictRealty.com

✉ info@LakeDistrictRealty.com

🌐 www.LakeDistrictRealty.com

☎ 613-279-2108

