



Charming Village Home

1039 Brock Road,
Mountain Grove

MLS® 40623519

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Welcome to 1039 Brock Road, Mountain Grove, ON - More Affordable than Rent! Here's a fantastic chance to enter the housing market with this charming 2-story village home. As part of the sale, we are offering an additional vacant village lot (separately deeded), expanding the property to about half an acre of level grass area. The house boasts 2 bedrooms upstairs, with the main level living room having been utilized as a 3rd bedroom in the past for extra sleeping space, along with 1 and a half baths. There's also a spacious detached garage/workshop on the property. A brief stroll will take you to the K to 8 public school. Plus, the property backs onto the Trans Canada Recreation trail, ideal for outdoor enthusiasts interested in recreational activities like walking, skiing, or using recreational vehicles. Situated just a 15-minute drive to the full-service village of Sharbot Lake, 30 minutes to Perth, or an hour to Kingston. Close proximity to several lakes offering public beaches and boat launches.

\$234,900
List Price

0.499 Acres

1170sqft

2 Beds, 1.5 Baths

\$1443.53
2024 Taxes





FEATURES

- Enjoy a spacious covered back porch for relaxation after a busy day or hosting a barbecue with loved ones.
- The expansive yard offers ample room for children to run and play freely.
- Take advantage of the nearby Trans Canada Trail for outdoor activities like ATV riding, walking, or cross-country skiing right from your backyard.

CONTACT DETAILS

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