

\$819,000 - 100 Tamarack Boulevard, Woodstock

MLS® #40770223

\$819,000

3 Bedroom, 2.00 Bathroom, 1,557 sqft
Single Family

Woodstock - North, Woodstock, Ontario

Built in 2017 and upgraded with care ever since, this bungalow stands out. It sits on one of the widest lots in this quiet, high-end Woodstock pocket. A neighbourhood where homes already range well into the millions. This is bungalow living done right. A bright, 1,557 sq.ft. floor plan that feels open and comfortable, with three bedrooms and thoughtful upgrades throughout. You'll find a Samsung gas range (2018) with matching fridge (2023), Moen sensor faucet (2019) and double sink, soft-close cabinetry, Shade-O-Matic shutters with a 25-year warranty, and a custom gas fireplace with built-ins, shiplap, and storage benches (all 2020). Fresh Benjamin Moore paint (2020) and an upgraded laundry suite with new front loaders and gas dryer (2023). It's turnkey, clean, and move-in ready. Beneath it all, a sprawling basement full of potential. 1,595 sq.ft. of untapped opportunity. It already has a rough-in for a bathroom and plenty of storage. Whether you finish it into a suite, a rec space, add bedrooms, a gym, games and entertaining area with a bar, or a full second level of living, the upside here is massive. Outside, the upgrades separate it from the rest. A terrazzo-finished garage floor, resealed driveway (2024), solid wood shed on concrete pad (2022), new deck (2022), coated metal fencing with lifetime warranty (2024), and fresh pine trees for privacy. The lot even extends beyond the fence line, giving you more usable yard than you'd expect. This isn't



builder-basic and it isn't a flip. It's a well-built, consistently upgraded bungalow with great space, and a long runway of potential in a premium neighbourhood. 100 Tamarack is worth seeing. (id:6289)

Built in 2017

Essential Information

Listing #	40770223
Price	\$819,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,557
Year Built	2017
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	100 Tamarack Boulevard
Subdivision	Woodstock - North
City	Woodstock
Province	Ontario
Postal Code	N4S0E2

Amenities

Amenities	Park, Schools
Features	Country residential
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range - Gas, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Concrete, Stone
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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