

# **\$734,900 - 194 Orchard Road, Woodstock (woodstock - North)**

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MLS® #X12380318

**\$734,900**

3 Bedroom, 2.00 Bathroom,  
Single Family

Woodstock - North, Woodstock (woodstock - North), Ontario

LOVINGLY ENJOYED BY THE SAME FAMILY FOR OVER 50 YEARS. ...LOCATED ON A PREMIUM SIZED LOT WHICH HAS A FULLY FENCED BACKYARD WITH AN UNOBSTRUCTED VIEW OF EDGEWOOD PARK. THIS 4 LEVEL SIDE SPLIT HAS A LARGE BRIGHT MAIN FLOOR FAMILY ROOM WITH VIEWS BOTH FRONT AND BACK, A NICE SIZED FRONT ENTRANCE FOYER WHICH LEADS DIRECTLY THROUGH TO THE HUGE BACKYARD AND A 2PC POWDER ROOM....THE GOOD SIZED LIVINGROOM HAS CATHEDRAL CEILING A WOOD BURNING NATURAL FIREPLACE AND IS ADJACENT TO THE DININGROOM WITH BOTH ROOMS FEATURING LARGE WINDOWS. THE GALLEY KITCHEN HAS "NEWER" OAK CABINETS AND IS COMPLETE WITH 5 APPLIANCES (INCLUDED "AS IS")...UPSTAIRS THERE ARE 3 BEDROOMS AND A 4PC WASHROOM, WHILE THE 3RD LEVEL DOWNSTAIRS HAS A GAMESROOM/RECROOM. THE 4TH LEVEL IS UNFINISHED AND IS JUST RIGHT FOR ALL SORTS OF STORAGE/FURTHER DEVELOPMENT...THE "CREME DE LA CREME" IS THE 36'X20' VINYL SIDED DETACHED GARAGE/WORKSHOP PLUS TWO MORE 8'X12' STORAGE SHEDS ON CONCRETE PADS ALL OF WHICH ARE



FULLY FENCED INTO A COMPOUND WITH CHAINLINK...NOTE..IT WOULD APPEAR THAT THERE IS HARDWOOD FLOORING UNDER A LOT OF THE CARPETING BUT THIS IS NOT VERIFIED AND ALL ROOM SIZES ARE APPROXIMATED..THE ROOF SHINGLES, MOST WINDOWS AND HYDRO PANEL HAVE BEEN UPGRADED AT SOME POINT IN TIME BUT ARE NOT RECENT. THIS IS AN ESTATE SALE AND AS SUCH IS BEING SOLD "AS IS". (id:6289)

### Essential Information

Listing #	X12380318
Price	\$734,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	194 Orchard Road
Subdivision	Woodstock - North
City	Woodstock (woodstock - North)
Province	Ontario
Postal Code	N4S7N8

### Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Flat site
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2

### Interior

Appliances	Garage door opener remote(s), Water Heater, Water meter, Water softener, Dryer, Microwave, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

## Exterior

Exterior	Aluminum siding, Brick
Foundation	Block

## Listing Details

Listing Office	Royal LePage Triland Realty Brokerage
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