

# \$479,500 - 3314 County 12 Road, North Stormont

MLS® #X12418130

**\$479,500**

3 Bedroom, 2.00 Bathroom,  
Single Family

711 - North Stormont (Finch) Twp, North Stormont, Ontario

INVESTORS, ENTREPRENEURS, MULTIGENERATIONAL. This well-maintained property offers a fantastic opportunity for homeowners, investors, or entrepreneurs, featuring a total of 3 bedrooms, 2 full bathrooms, and a fully self-contained unit with its own entrance and utilities. The layout also allows for easy conversion back to a single-family home if preferred. The main residence boasts 2 bedrooms, 1 bathroom, and a spacious open-concept kitchen and living area. A bright lower-level family room with a cozy wood stove adds extra living space and comfort. Upstairs, both bedrooms are generously sized, ideal for rest or home office use. Enjoy the peaceful rural setting from your private deck, overlooking open farmers fields a perfect way to start or end the day. The additional ground-level unit offers many possibilities. The perfect setup as a rental, in-law suite, or home-based business such as a hair salon, nail studio, or other personal service venture. It features a private entrance, full kitchen, 1 bedroom, 4-piece bathroom with laundry hook-up, separate heating and hydro, and its own covered porch. Whether youre looking for a mortgage helper, rental opportunity, flexible space for multi-generational living, an entrepreneurial setup, or a home that can be easily converted back to a single-family residence, this property provides versatility and long-term value.

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## Essential Information

Listing #	X12418130
Price	\$479,500
Bedrooms	3
Bathrooms	2.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	3314 County 12 Road
Subdivision	711 - North Stormont (Finch) Twp
City	North Stormont
Province	Ontario
Postal Code	K0C1K0

## Amenities

Amenities	Schools
Utilities	Electricity
Features	Open space, Flat site, In-Law Suite
Parking Spaces	10
Parking	No Garage
View	View

## Interior

Appliances	Water Heater, Two stoves, Water softener, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding, Aluminum siding
Foundation	Block, Stone

## Listing Details

Listing Office	COLDWELL BANKER COBURN REALTY
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