

Residential Client Full w/Photo

5146 PR 221 Road , Rosser Rm ROH 1E0
 MLS@: **202321757** Status: **Active**
 Area: **R11** Nghbrhd: **Meadows**

List Date: **08/09/2023** List Price: **\$179,900**
 DOM: **85**

Property Type



Type:	RD	Liv Area:	116.13 M2/1,250 SF
Use:	Year-round	Fin Bsmnt:	.00 M2/ SF
Style:	SP3L	Lot Front:	39.62 M/130 F
Yr Built/Age:	1937/Older	Lot Dpth:	
New Const:	No	Lot Area:	
Tax Amt:	\$780.89	Tax Yr:	23
Ed Tax:		Imprv:	
Spc Lvy:		Payout:	
Linc #:	8959000129458		
Schl Div:			
Legal:	Lot:2 Plan:15590		
Add Lgl:			
RMA:	6	BDA:	3
		TBD:	3
		Baths:	F1/H0

Remarks & Directions

Remarks: **Quiet & tranquil country-like property only 15 min west of the perimeter highway & Inkster Blvd (HWY 221), paved driving the whole way! Welcome to 5146 PR 221 Rd. Located on roughly a 1/2 acre & surrounded by green space, you'll find perhaps your next home in a great community. This solid home is unique & offers potential for its next owner. At roughly 1250 SQ ft, this 3 level split home is unique. It's a solid rock w/good bones & mechanicals. It makes for a good opportunity to build equity & needs your touches to turn it into the sparkling diamond it can be! The main floor offers a spacious open living room w/pellet burning stove & big windows. Up a few steps is the dining area overlooking the living room & spacious kitchen. You'll also find a 4 pce bathroom & primary bedroom on upper main floor area. Upstairs, are 2 good sized bedrooms. The basement offers plenty of storage/laundry area. The dbl garage is attached & the yard is a kids/parents dream w/room to roam! Close to WPG & all amenities. Come See!**

Dir/GPS: **From the perimeter HWY and Rosser Road, head west down PR Road 221. 5146 PR 221 Road is roughly 10-15 minutes west of the perimeter highway, paved all the way!**

General Information

Basement:	3/4	B Dev:	Unfinished
FP Type/Fuel:	Stone, Stove/Wood	# FP:	
Lot Dim:		Acres:	.45
Frnt Exp:		Fndtion:	Concrete
Exterior:	Aluminum Siding, Stucco, Vinyl	Cnstrct:	
Roof:	Shingle	Water:	Municipal/Community
Flooring:	Laminate, Vinyl, Wood	Sewer:	Septic Tank & Field
Heating:	Forced Air	H Fuel:	Electric
Gas:		Hydro:	Budget \$327.00/M
Parking:	Double Attached; Enclsd: 2		
Remodel:			
Site Influ:	Country Residence, Flat Site, Not Fenced, Paved Street, Playground Nearby, Private Setting, Private Yard		
Features:	Sump Pump		
Gds Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer		
Gds Excl:			
Rnt Eqp:	None;		

Approximate Room Dimensions

Room	<u>L</u>	<u>Dimen</u>	Room	<u>L</u>	<u>Dimen</u>	Room	<u>L</u>	<u>Dimen</u>
Primary Bedroom	M	12X8.9	Living Room	M	20.1X21	Dining Room	M	10.4X8.8
Kitchen	M	15.9X11.5	Four Piece Bath	M		Bedroom	U	9.3X14.5
Bedroom	U	12.1X15.1						

Baths: 1PC 2PC 3PC 4PC5PC 6PC # Ensuite: 1PC 2PC 3PC 4PC5PC 6I
 0 **0** **0** **1** **0** **0** **0** **0** **0** **0** **0** **0**

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