

3871 PROUTT Road, Nestleton Station, Ontario L0B 1L0

Client Full
Closed / Residential

3871 PROUTT Rd Nestleton Station

Listing ID: 40500969

Price: **\$1,199,900**



Durham/Scugog/Scugog

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	4	1	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **2,002**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,002/Plans**
 DOM: **15**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,916.64/2023**

Remarks/Directions

Public Rmks: **Presenting 3871 Proutt Rd - A charming 2-storey red-brick century home circa 1910, nestled on 55 acres. If you have dreamed of starting a hobby farm, creating a private retreat, or simply enjoying the peaceful countryside, this property could be for you! The main floor offers an eat-in kitchen, formal dining room, living room, a family room with gas fireplace, a convenient powder room, as well as a mudroom with access to the basement and a private outdoor space. Upstairs, you'll find 4 great-sized bedrooms, a 4-piece bath, and a walkout to the rare wrap around balcony. Attached is an over-sized double car garage with plenty of room for 2 vehicles as well as storage. The land has 38 acres tended by a local farmer, and features a number of smaller outbuildings as well as a large rustic bank barn. This property is conveniently located just over an hour to Toronto, 40 minutes to Oshawa, and only 15 minutes to Port Perry. If you love the water, you're just 5 minutes away from Beacon Marina Caesarea and beautiful Lake Scugog. Plus, the 407 is only 25 minutes away. Nestled in serene surroundings, this property offers a peaceful and quiet retreat from the hustle and bustle of city life. The farmhouse has lovely original features, including trim and baseboards and although it needs some love and care, it would be the perfect project for someone who can restore it to its original beauty. Imagine the possibilities on this beautiful piece of countryside. Don't miss your chance to make this historic gem your very own!**

Directions: **7A/57/Proutt**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Barn				

Exterior

Construct. Material: **Solid Brick**
 Shingles Replaced:
 Year/Desc/Source: **1910//Other**
 Garage & Parking: **Attached Garage//Private Drive Single Wide**
 Parking Spaces: **10**
 Water Source: **Dug Well**
 Lot Size Area/Units: **55.000/Acres**
 Location: **Rural**
 Area Influences: **Hobby Farm, Lake/Pond**
 Topography:
 School District: **Durham Catholic District School Board, Durham District School Board**

Foundation: **Stone**
 Driveway Spaces: **8.0**
 Water Tmnt:
 Acres Range: **50-99.99**
 Lot Irregularities:

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **100+ Years**

Garage Spaces: **2.0**
 Sewer: **Septic**
 Acres Rent:
 Land Lse Fee:
 Fronting On: **North**

Interior

Interior Feat: **Water Heater Owned, Water Purifier**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **Gas Dryer Hookup, Washer Hookup**
 Cooling: **Central Air**
 Heating: **Oil Forced Air**
 Inclusions: **Dishwasher, Microwave, Window Coverings**
 Add Inclusions: **Dishwasher, Microwave, and hot water heater in "as is" condition. Window coverings.**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 15 CON 8 CARTWRIGHT AS IN D432589 ; SCUGOG**
 Zoning: **RU**
 Assess Val/Year: **\$615,000/2016**
 PIN: **267560053**
 ROLL: **182004005012900**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Unknown/**
 Hold Over Days: **60**
 Occupant Type: **Vacant**
 Deposit: **60000**

Brokerage Information

List Date: **10/17/2023**
 Close Date: **11/30/2023**
 List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**

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Source Board: The Oakville, Milton and District Real Estate Board
Prepared By: Colleen Sorensen, Salesperson
Date Prepared: 02/23/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	12' 3" X 12' 5"	3.73 X 3.78	
Family Room	Main	12' 1" X 16' 6"	3.68 X 5.03	
Kitchen	Main	10' 3" X 14' 9"	3.12 X 4.50	
Dining Room	Main	15' 4" X 10' 6"	4.67 X 3.20	
Mud Room	Main	15' 2" X 12' 3"	4.62 X 3.73	Laundry
Bathroom	Main			2-Piece
Bedroom Primary	Second	12' 1" X 13' 1"	3.68 X 3.99	
Bedroom	Second	12' 3" X 11' 8"	3.73 X 3.56	
Bedroom	Second	12' 2" X 11' 3"	3.71 X 3.43	
Bedroom	Second	10' 1" X 14' 9"	3.07 X 4.50	
Bathroom	Second			4-Piece

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