



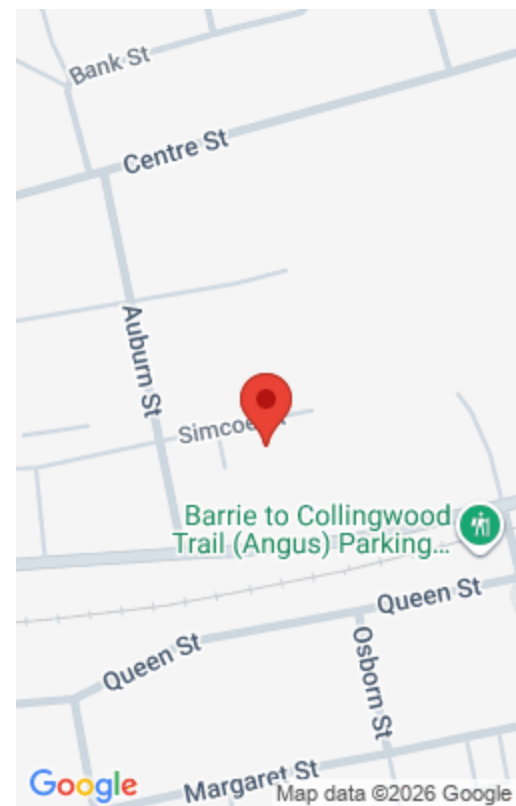
**\$489,000**

## **130 SIMCOE ST, ANGUS, ON L0M 1B0, CANADA**

<https://www.gtarealestates.com>

Tucked near the end of a quiet dead-end street, just steps from the local school and only minutes to all the amenities in town, this cozy 2-bedroom, 1-bath home offers the perfect blend of privacy and convenience. Set on a large lot surrounded by mature trees, the property features a circular driveway with ample parking...

- 2 beds
- 1 bath
- Single Family
- Single Family
- 0 - 699 sq ft



## Rooms & Units Descr

**RoomType1:** Living room  
**RoomLength1:** 2.7  
**RoomDimensions1:** 2.7 m X 586 m  
**RoomLevel2:** Main level  
**RoomWidth2:** 3.33  
**RoomType3:** Bedroom  
**RoomLength3:** 2.55  
**RoomDimensions3:** 2.55 m X 3.38 m  
**RoomLevel4:** Main level  
**RoomWidth4:** 3  
**RoomType5:** Laundry room  
**RoomLength5:** 1.47  
**RoomDimensions5:** 1.47 m X 1.6 m

**RoomLevel1:** Main level  
**RoomWidth1:** 586  
**RoomType2:** Kitchen  
**RoomLength2:** 3  
**RoomDimensions2:** 3 m X 3.33 m  
**RoomLevel3:** Main level  
**RoomWidth3:** 3.38  
**RoomType4:** Bedroom  
**RoomLength4:** 2.44  
**RoomDimensions4:** 2.44 m X 3 m  
**RoomLevel5:** Main level  
**RoomWidth5:** 1.6

## Location Details

**City:** Essa (Angus) **Province:** Ontario

## Property Details

**SubdivisionName:** Angus **ArchitecturalStyle:** Bungalow  
**Levels:** 1 **Stories:** 1  
**FrontageLength:** 49 ft ,6 in

## Property Features



**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

**HeatingFuel:** Electric

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

## Courtesy of

**OfficeName:** RE/MAX HALLMARK CHAY REALTY

**Office ID:** 282808

**ListAOR:** Toronto Regional Real Estate Board

## Building Details

**ParkingTotal:** 4

**ArchitecturalStyle:** Bungalow

**Heating:** Forced air

**Sewer:** Sanitary sewer

## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

