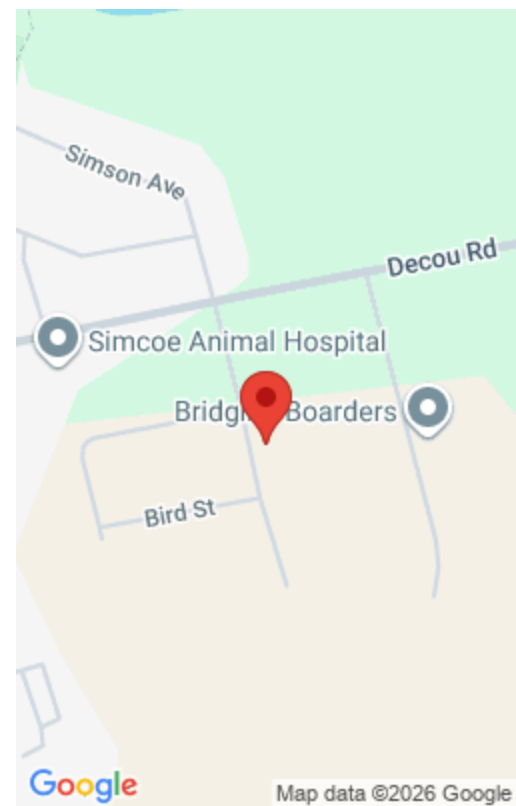


## 31 BUTTERNUT DR, SIMCOE, ON N3Y 0G8, CANADA

<https://www.gtarealestates.com>

This well maintained 4 Bedroom with 56 feet lot Dream Home In Simcoe Awaits You. Backing Onto Greenspace And Offering An Impressive Array Of Features, With Main Floor 9Ft Ceilings And Premium Natural Finished hardwood Flooring, You Are Welcomed Inside In Style. Bright Main Floor Office/Den Is Ideal For Work From Home Life While The...

- 4 beds
- 4 baths
- Single Family
- Single Family
- 2500 - 3000 sq ft



---

## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.26

**RoomDimensions1:** 4.26 m X 3.66 m

**RoomLevel2:** Second level

**RoomWidth2:** 4

**RoomType3:** Bedroom 3

**RoomLength3:** 3.35

**RoomDimensions3:** 3.35 m X 4 m

**RoomLevel4:** Second level

**RoomWidth4:** 3.6

**RoomType5:** Laundry room

**RoomLength5:** 2

**RoomDimensions5:** 2 m X 2 m

**RoomLevel6:** Ground level

**RoomWidth6:** 4.26

**RoomType7:** Great room

**RoomLength7:** 5.2

**RoomDimensions7:** 5.2 m X 4.6 m

**RoomLevel8:** Ground level

**RoomWidth8:** 4.6

**RoomType9:** Eating area

**RoomLength9:** 3

**RoomDimensions9:** 3 m X 4.6 m

**RoomLevel1:** Second level

**RoomWidth1:** 3.66

**RoomType2:** Bedroom 2

**RoomLength2:** 3.35

**RoomDimensions2:** 3.35 m X 4 m

**RoomLevel3:** Second level

**RoomWidth3:** 4

**RoomType4:** Bedroom 4

**RoomLength4:** 3.66

**RoomDimensions4:** 3.66 m X 3.6 m

**RoomLevel5:** Second level

**RoomWidth5:** 2

**RoomType6:** Library

**RoomLength6:** 3

**RoomDimensions6:** 3 m X 4.26 m

**RoomLevel7:** Ground level

**RoomWidth7:** 4.6

**RoomType8:** Kitchen

**RoomLength8:** 3

**RoomDimensions8:** 3 m X 4.6 m

**RoomLevel9:** Ground level

**RoomWidth9:** 4.6

---

## Location Details

**City:** Norfolk (Simcoe)

**Province:** Ontario

---

## Property Details



**SubdivisionName:** Simcoe

**Stories:** 2

**Lease:** 3300.00

**LeaseTerm:** Monthly

**Levels:** 2

**FrontageLength:** 56 ft

**LeaseFrequency:** Monthly

---

## Property Features

**Flooring:** Hardwood

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

---

## Courtesy of

**OfficeName:** Royal LePage Real Estate Associates

**Office ID:** 286765

**ListAOR:** Toronto Regional Real Estate Board

---

## Building Details

**ParkingTotal:** 4

**Heating:** Forced air

**Sewer:** Sanitary sewer

---

## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

