

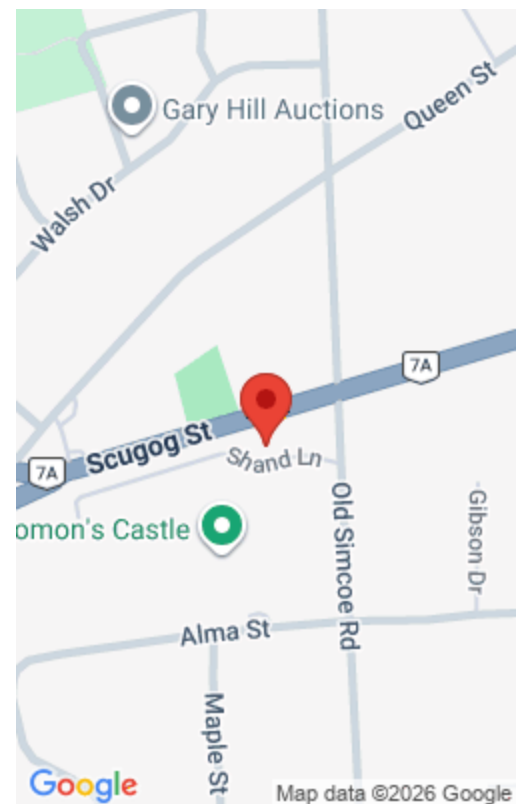
## 31 SHAND LN, SCUGOG, ON L9L 0C7, CANADA

<https://www.gtarealestates.com>

Welcome to 31 Shand Lane, a beautifully finished 2023 townhome just steps from downtown Port Perry and minutes to Lake Scugog. Offering 3 bedrooms, 3 bathrooms and a fully finished basement, this home blends modern design with everyday functionality. The main level features hardwood flooring, a bright open living space and a dedicated dining area...

**\$774,900**

- 3 beds
- 3 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 5.64

**RoomDimensions1:** 5.64 m X 4.42 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.89

**RoomType3:** Bedroom 3

**RoomLength3:** 3.55

**RoomDimensions3:** 3.55 m X 3.05 m

**RoomLevel4:** Basement

**RoomWidth4:** 3.46

**RoomType5:** Other

**RoomLength5:** 3.15

**RoomDimensions5:** 3.15 m X 1.77 m

**RoomLevel6:** Basement

**RoomWidth6:** 2.2

**RoomType7:** Foyer

**RoomLength7:** 3.17

**RoomDimensions7:** 3.17 m X 1.94 m

**RoomLevel8:** Main level

**RoomWidth8:** 4.17

**RoomType9:** Dining room

**RoomLength9:** 5.13

**RoomDimensions9:** 5.13 m X 3.06 m

**RoomLevel10:** Main level

**RoomWidth10:** 2.91

**RoomLevel1:** Second level

**RoomWidth1:** 4.42

**RoomType2:** Bedroom 2

**RoomLength2:** 3.99

**RoomDimensions2:** 3.99 m X 2.89 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.05

**RoomType4:** Recreational, Games room

**RoomLength4:** 4.1

**RoomDimensions4:** 4.1 m X 3.46 m

**RoomLevel5:** Basement

**RoomWidth5:** 1.77

**RoomType6:** Utility room

**RoomLength6:** 2.4

**RoomDimensions6:** 2.4 m X 2.2 m

**RoomLevel7:** Main level

**RoomWidth7:** 1.94

**RoomType8:** Living room

**RoomLength8:** 5.71

**RoomDimensions8:** 5.71 m X 4.17 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.06

**RoomType10:** Kitchen

**RoomLength10:** 5.13

**RoomDimensions10:** 5.13 m X 2.91 m

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## Location Details

**City:** Scugog (Port Perry)

**Province:** Ontario



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## Property Details

**SubdivisionName:** Port Perry

**Stories:** 2

**Levels:** 2

**FrontageLength:** 20 ft ,8 in

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## Property Features

**Flooring:** Hardwood,Carpeted,Vinyl

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning,Air exchanger

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** EXP REALTY

**Office ID:** 298525

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**Sewer:** Sanitary sewer

**Heating:** Forced air

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## Amenities & Features



**Waterfront available:** No **OpenParkingYN:** No

**AttachedGarageYN:** No **GarageYN:** Yes

**CarportYN:** No **PoolYN:** No

**CoolingYN:** Yes **Cooling:** Central air conditioning, Air exchanger

