



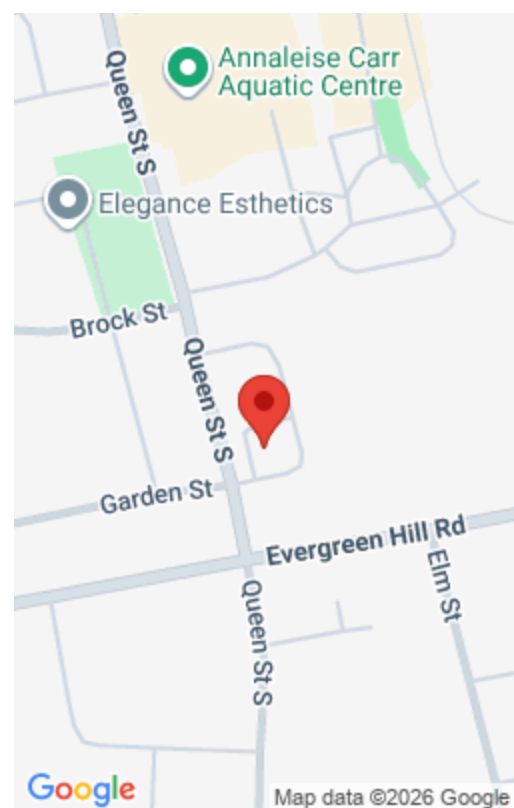
## 32 MONTCLAIR CRESCENT, SIMCOE, ON N3Y 4R9, CANADA

<https://www.gtarealestates.com>

Welcome home to 32 Montclair Crescent, a meticulously maintained 2-storey townhouse in the heart of Simcoe that offers the perfect “entry-point” opportunity for first-time buyers looking to break into the market without sacrificing quality. The main floor welcomes you with a bright, open-concept layout featuring a spacious living area anchored by a cozy gas fireplace,...

**\$370,000**

- 3 beds
- 2 baths
- Single Family
- Single Family
- 1200 - 1399 sq ft



---

# Rooms & Units Descr

**RoomType1:** Primary Bedroom  
**RoomLength1:** 4.17  
**RoomDimensions1:** 4.17 m X 4.14 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 2.51  
**RoomType3:** Bedroom  
**RoomLength3:** 3.58  
**RoomDimensions3:** 3.58 m X 2.49 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 1.8  
**RoomType5:** Recreational, Games room  
**RoomLength5:** 6.81  
**RoomDimensions5:** 6.81 m X 4.93 m  
**RoomLevel6:** Basement  
**RoomWidth6:** 2.92  
**RoomType7:** Living room  
**RoomLength7:** 5.18  
**RoomDimensions7:** 5.18 m X 3.86 m  
**RoomLevel8:** Main level  
**RoomWidth8:** 3.07  
**RoomType9:** Kitchen  
**RoomLength9:** 3.45  
**RoomDimensions9:** 3.45 m X 2.16 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 1.1

**RoomLevel1:** Second level  
**RoomWidth1:** 4.14  
**RoomType2:** Bedroom  
**RoomLength2:** 4.6  
**RoomDimensions2:** 4.6 m X 2.51 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 2.49  
**RoomType4:** Bathroom  
**RoomLength4:** 2.23  
**RoomDimensions4:** 2.23 m X 1.8 m  
**RoomLevel5:** Basement  
**RoomWidth5:** 4.93  
**RoomType6:** Laundry room  
**RoomLength6:** 3.28  
**RoomDimensions6:** 3.28 m X 2.92 m  
**RoomLevel7:** Main level  
**RoomWidth7:** 3.86  
**RoomType8:** Dining room  
**RoomLength8:** 3.15  
**RoomDimensions8:** 3.15 m X 3.07 m  
**RoomLevel9:** Main level  
**RoomWidth9:** 2.16  
**RoomType10:** Bathroom  
**RoomLength10:** 1.8  
**RoomDimensions10:** 1.8 m X 1.1 m

---

# Location Details

**City:** Norfolk (Simcoe) **Province:** Ontario



## Property Details

**SubdivisionName:** Simcoe

**Levels:** 2

**Stories:** 2

## Property Features

**CommunityFeatures:** Pets Allowed With Restrictions

**Fencing:** Fenced yard

**Flooring:** Laminate

**Heating:** Heat Pump

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Wall unit

**ParkingTotal:** 2

**OpenParkingYN:** False

**GarageYN:** False

**AttachedGarageYN:** False

**CarportYN:** False

**FireplacesTotal:** 1

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

## Miscellaneous

**AssociationFeeFrequency:** Monthly

## Courtesy of

**OfficeName:** ONE PERCENT REALTY LTD.

**Office ID:** 292248

**ListAOR:** Toronto Regional Real Estate Board

## Building Details

**ParkingTotal:** 2

**Heating:** Heat Pump



# Amenities & Features

Waterfront available:

No

OpenParkingYN:

No

AttachedGarageYN:

No

GarageYN:

No

CarportYN:

No

PoolYN:

No

CoolingYN:

Yes

CommunityFeatures:

Pets Allowed With Restrictions

Cooling:

Wall unit

Total Fireplaces:

1

