

## 34 CHAMPLAIN CRESCENT, COLDWATER, ON L0K 1E0, CANADA

<https://www.gtarealestates.com>

Welcome to 34 Champlain Crescent in Oro-Medonte, a thoughtfully updated home set on a generous 79 ft x 189.95 ft lot, offering a versatile layout with 3 bedrooms and 2 full bathrooms on the main level, well-suited for families or those seeking additional space. Over the past two years, approximately \$100,000 has been invested in...

**\$744,900**

- 4 beds
- 2 baths
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**RoomType1:** Recreational, Games room

**RoomLength1:** 6.49

**RoomDimensions1:** 6.49 m X 3.99 m

**RoomLevel2:** Basement

**RoomWidth2:** 4.47

**RoomType3:** Utility room

**RoomLength3:** 3.43

**RoomDimensions3:** 3.43 m X 2.8 m

**RoomLevel4:** Basement

**RoomWidth4:** 2.82

**RoomType5:** Bedroom

**RoomLength5:** 2.59

**RoomDimensions5:** 2.59 m X 2.72 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.51

**RoomType7:** Primary Bedroom

**RoomLength7:** 3.3

**RoomDimensions7:** 3.3 m X 3.66 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.03

**RoomType9:** Kitchen

**RoomLength9:** 3.3

**RoomDimensions9:** 3.3 m X 5.21 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.99

**RoomType11:** Bathroom

**RoomLength11:** 1.57

**RoomDimensions11:** 1.57 m X 2.44 m

**RoomLevel12:** Main level

**RoomWidth12:** 3.02

**RoomLevel1:** Basement

**RoomWidth1:** 3.99

**RoomType2:** Laundry room

**RoomLength2:** 2.08

**RoomDimensions2:** 2.08 m X 4.47 m

**RoomLevel3:** Basement

**RoomWidth3:** 2.8

**RoomType4:** Bedroom

**RoomLength4:** 2.92

**RoomDimensions4:** 2.92 m X 2.82 m

**RoomLevel5:** Main level

**RoomWidth5:** 2.72

**RoomType6:** Bedroom 2

**RoomLength6:** 3.56

**RoomDimensions6:** 3.56 m X 2.51 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.66

**RoomType8:** Foyer

**RoomLength8:** 3.81

**RoomDimensions8:** 3.81 m X 2.03 m

**RoomLevel9:** Main level

**RoomWidth9:** 5.21

**RoomType10:** Living room

**RoomLength10:** 3.56

**RoomDimensions10:** 3.56 m X 3.99 m

**RoomLevel11:** Main level

**RoomWidth11:** 2.44

**RoomType12:** Bathroom

**RoomLength12:** 1.65

**RoomDimensions12:** 1.65 m X 3.02 m



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## Location Details

**City:** Oro-Medonte (Warminster)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Warminster

**Levels:** 1

**FrontageLength:** 80 ft

**ArchitecturalStyle:** Raised bungalow

**Stories:** 1

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## Property Features

**Fencing:** Fully Fenced,Fenced yard

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** True

**CarportYN:** True

**ViewYN:** False

**Sewer:** Septic System

**Flooring:** Tile

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** ROYAL LEPAGE SIGNATURE REALTY

**Office ID:** 51317

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details



**ParkingTotal:** 4

**ArchitecturalStyle:** Raised bungalow

**Heating:** Forced air

**Sewer:** Septic System

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** Yes

**CarportYN:** Yes

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

