

## 40 PARLIAMENT ST, COLBORNE, ON K0K 1S0, CANADA

<https://www.gtarealestates.com>

Set on a spacious country lot in Colborne, this 4-bedroom, 2-bathroom home offers great potential. Features include an open-concept layout, engineered hardwood flooring, pot lights, and a bright living space. Recent updates add modern touches while keeping its original charm. The large lot provides plenty of outdoor space for gardening or relaxing in a peaceful rural...

**\$437,000**

- 4 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom 2

**RoomLength1:** 5.22

**RoomDimensions1:** 5.22 m X 2.06 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.23

**RoomType3:** Bedroom 4

**RoomLength3:** 3.74

**RoomDimensions3:** 3.74 m X 2.88 m

**RoomLevel4:** Second level

**RoomWidth4:** 1.63

**RoomType5:** Living room

**RoomLength5:** 4.5

**RoomDimensions5:** 4.5 m X 5.22 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.51

**RoomType7:** Dining room

**RoomLength7:** 3.52

**RoomDimensions7:** 3.52 m X 2.69 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.42

**RoomType9:** Primary Bedroom

**RoomLength9:** 4.2

**RoomDimensions9:** 4.2 m X 3.04 m

**RoomLevel10:** Main level

**RoomWidth10:** 1.81

**RoomLevel1:** Second level

**RoomWidth1:** 2.06

**RoomType2:** Bedroom 3

**RoomLength2:** 3.53

**RoomDimensions2:** 3.53 m X 2.23 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.88

**RoomType4:** Bathroom

**RoomLength4:** 1.92

**RoomDimensions4:** 1.92 m X 1.63 m

**RoomLevel5:** Main level

**RoomWidth5:** 5.22

**RoomType6:** Kitchen

**RoomLength6:** 4.44

**RoomDimensions6:** 4.44 m X 3.51 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.69

**RoomType8:** Bathroom

**RoomLength8:** 2.53

**RoomDimensions8:** 2.53 m X 2.42 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.04

**RoomType10:** Laundry room

**RoomLength10:** 2.42

**RoomDimensions10:** 2.42 m X 1.81 m

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## Location Details

**City:** Cramahe (Colborne)

**Province:** Ontario



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## Property Details

**SubdivisionName:** Colborne

**Stories:** 1.5

**Levels:** 1.5

**FrontageLength:** 77 ft ,7 in

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## Property Features

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**HeatingFuel:** Natural gas

**Cooling:** None

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** RE/MAX EXPERTS

**Office ID:** 290743

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**Heating:** Forced air

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** None

