

**487202 30 SIDE RD, SHELBURNE, ON L9V 1G9, CANADA**

<https://www.gtarealestates.com>

The great escape - down a long private laneway, nestled in the trees, come & discover this captivating 3 + 1 bedroom bungalow. Sitting on 7.85 acres and featuring a superb spring fed pond, log outbuilding, oversize double car garage & a stream, this property radiates comfortable living. Nestled in the sought after Mono countryside,...

**\$1,339,000**

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



---

## Rooms & Units Descr

**RoomType1:** Recreational, Games room

**RoomLength1:** 6.97

**RoomDimensions1:** 6.97 m X 4.97 m

**RoomLevel2:** Lower level

**RoomWidth2:** 2.95

**RoomType3:** Other

**RoomLength3:** 7.12

**RoomDimensions3:** 7.12 m X 2.95 m

**RoomLevel4:** Lower level

**RoomWidth4:** 2.94

**RoomType5:** Living room

**RoomLength5:** 5.27

**RoomDimensions5:** 5.27 m X 3.55 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.55

**RoomType7:** Kitchen

**RoomLength7:** 3.62

**RoomDimensions7:** 3.62 m X 3.55 m

**RoomLevel8:** Main level

**RoomWidth8:** 3.23

**RoomType9:** Bedroom 2

**RoomLength9:** 3.61

**RoomDimensions9:** 3.61 m X 3.08 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.08

**RoomLevel1:** Lower level

**RoomWidth1:** 4.97

**RoomType2:** Office

**RoomLength2:** 3.9

**RoomDimensions2:** 3.9 m X 2.95 m

**RoomLevel3:** Lower level

**RoomWidth3:** 2.95

**RoomType4:** Other

**RoomLength4:** 3.35

**RoomDimensions4:** 3.35 m X 2.94 m

**RoomLevel5:** Main level

**RoomWidth5:** 3.55

**RoomType6:** Dining room

**RoomLength6:** 4.92

**RoomDimensions6:** 4.92 m X 3.55 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.55

**RoomType8:** Primary Bedroom

**RoomLength8:** 3.97

**RoomDimensions8:** 3.97 m X 3.23 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.08

**RoomType10:** Bedroom 3

**RoomLength10:** 3.6

**RoomDimensions10:** 3.6 m X 3.08 m

---

## Location Details

**City:** Mono

**Province:** Ontario



---

## Property Details

**SubdivisionName:** Rural Mono

**Levels:** 1

**FrontageLength:** 30 ft ,2 in

**ArchitecturalStyle:** Bungalow

**Stories:** 1

---

## Property Features

**CommunityFeatures:** School Bus

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 8

**GarageYN:** True

**CarportYN:** False

**FireplaceFeatures:** Insert

**ViewYN:** True

**WaterfrontYN:** False

**Flooring:** Hardwood,Carpeted

**HeatingFuel:** Propane

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplacesTotal:** 2

**PoolYN:** False

**View:** Valley view

**Sewer:** Septic System

---

## Courtesy of

**OfficeName:** iCloud Realty Ltd.

**Office ID:** 300372

**ListAOR:** Toronto Regional Real Estate Board

---

## Building Details

**ParkingTotal:** 8

**Heating:** Forced air

**ArchitecturalStyle:** Bungalow

**Sewer:** Septic System

---

## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

**Total Fireplaces:** 2

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**CommunityFeatures:** School Bus

**FireplaceFeatures:** Insert

